

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Ralph Joel Ownby Property

Surveyor: Rudd

No. of Lots Proposed: 3 **No. of Lots Approved:** 3

Variances Requested: 1. Reduction of the width of the JPE, from 40' to 14.37' for approximately 376.4' and 40 to 25' for the remaining distance.
2. Reduction of the pavement width of the JPE from 20' to as constructed (approx. 8').

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): Deny Variances 1 & 2
DENY Final Plat

Staff Recomm. (Full): Staff has recommended denial of this plat due to the insufficient width of the Joint Permanent Easement and driving surface serving this property. At the present time there are three residences on two lots served by the access drive. The approval of this plat will create a total of four lots served by the JPE. The Subdivision Regulations require a minimum frontage of 25' to serve a single lot. Joint Permanent Easements are required to be 40' in width. Due to the existing lot configuration, this property is limited to only 14.37' of frontage. The access drive serving the property is a concrete driveway with a width of 8' to 9'. MPC and County Engineering Staff's primary concern is that the access to the property is not adequate for emergency vehicles.

Comments:

MPC Action: Denied

MPC Meeting Date: 4/8/2004

Details of MPC action:

Summary of MPC action: Deny Variances 1 & 2
DENY Final Plat

Date of MPC Approval:

Date of Denial: 4/8/2004

Postponements: 10/9/2003-3/11/2004

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: