

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Sequoyah Hills, Resub of Lot 10-R
Surveyor: Hodge Engineering
No. of Lots Proposed: 2 **No. of Lots Approved:** 2
Variances Requested: 1. Reduce driving surface of road within JPE from 20' to 12' asphalt.
 2. Increase the maximum grade of JPE from 12% to 15%.
 3. Reduce the required property line radius at the intersection of JPE and Cherokee Blvd from 25' to 0'.
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Bonnie Curtiss
Staff Recomm. (Abbr.): Approve variances 1 & 2 because of topography, and the proposed variances will not create a traffic hazard.
 Approve variance 3 because the property is not under the control of the applicant.
 APPROVE FINAL PLAT
Staff Recomm. (Full):
Comments: The applicant is proposing to subdivide this 1.4 acre tract into two detached single-family lots. Proposed access to the lots is via a joint permanent easement (JPE).
 The applicant wishes to establish a JPE around the boundaries of an existing 12' wide asphalt driveway on the property. This JPE would serve as legal access for three lots (two proposed and an adjoining property to the west). The construction standard required for the roadway is a minimum 20' wide paved surface. Due to the narrow width and existing grade of the road, the applicant will be required to construct a "pull-off" in the curve. A design plan for the construction of a "pull-off" and a turnaround has been approved by the City Engineering Department. These road improvements address the safety concerns of both MPC and City Engineering Staff.
MPC Action: Denied **MPC Meeting Date:** 5/9/2002
Details of MPC action: DENY FINAL PLAT
Summary of MPC action: DENY final plat
Date of MPC Approval: **Date of Denial:** 5/9/2002 **Postponements:** 3/14/02-4/11/02
Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:** 6/10/2002

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council
Date of Legislative Action: 7/9/2002 **Date of Legislative Action, Second Reading:** 8/6/2002
Ordinance Number: **Other Ordinance Number References:**
Disposition of Case: **Disposition of Case, Second Reading:** Denied (Withdrawn)
If "Other": Postponed to August 6, 2002 **If "Other":**
Amendments: **Amendments:**
Date of Legislative Appeal: **Effective Date of Ordinance:**