



Legislation Text

File #: 19-0399, **Version:** 1

Long Plat - Sawmill Rd.

SUMMARY: Mr. Long is proposing a one-lot subdivision from a remainder greater than 5 acres. The lot has an existing structure on the property with a working septic system. The right of way for Sawmill Rd is only 40 feet in width. Per the requirements of the CRPC's subdivision regulations, an additional 5 feet would be required for dedication. Mr. Long is requesting a variance from that requirement. He is also seeking a variance for the requirement of soils testing for a back-up system area.

STAFF RECOMMENDATION: Staff recommends the approval of the ROW dedication based on this being a single lot subdivision with an existing structure. The creation of this lot would not increase the potential traffic flow along Sawmill Rd. The planning commission has granted previous variances with similar circumstances along Sawmill Rd. and other streets within the city's urban growth boundary. Staff also recommends the approval of the variance for the requirement of soils. The lot is far greater than the minimum of 20,000 square feet for subsurface soils, and the approximate location of the existing fields lines is shown on the plat. Staff recommends approval of the plat.

NECESSARY PLANNING COMMISSION ACTION: Approve variances and plat