



FP 13:04 Final Subdivision: Valley View Manor

For consideration by Metropolitan Planning Commission on June 11, 2013

Applicant/Agent/ Owner: George Hamman/Civilogic on behalf of Madison Estates LLC
Engineer / Surveyor: Civilogic

Property Location: Between Griffin Park Addition Phase III and Benton subdivisions
Total Acres: 16.07 acres +/- (700,009 sq. ft.)
Proposed Lots: 38 lots

Zoning:

District: R-1 Single Family
Required Min. Lot Size: 8,000 sq. ft., Min. Lot Width: 60 ft., Min. Lot Depth: 100 ft.
Proposed Min. Lot Size: 0.21 acres 9,154 sq. ft.
Proposed Max. Lot Size: 1.05 acres 45,861 sq. ft.
Special Conditions: N/A
Water/Sanitary Sewerage: Public
Sidewalks: None
Public Streets: Rockport Drive
Compliance with Address Policy: Yes

Other Departmental Reviews: Pending

Findings:

The width of Lot 36 at the building setback line is less than the required 60 ft.

The depth of Lot 29 is less than the required 100 ft.

Engineering Department : Commented regarding traffic access to the east which has been incorporated into this design. In addition, the right-of-way has been reserved for a street extension to the northwest though it will not be constructed with this development .