

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Emily Dills

DATE: April 4, 2013

SUBJECT: Final Plat Recommendations

CC: Surveyors, Owners

The attached spreadsheet includes recommendations for all Final Plat requests on the April 11, 2013 MPC agenda. Included are recommendations for postponement, approval, denial, and withdrawal. Requests for postponement and withdrawal will be heard at the beginning of the meeting when the list of all agenda items requested for postponement or withdrawal is considered.

The items recommended for approval are recommended subject to all required certifications and approvals being shown on the final plat prior to certification for recording. The plats recommended for approval will be heard by consent with all other items recommended for approval.

Regarding those plats recommended for denial, a separate package of staff reports will be prepared for your consideration at the April meeting.

If you have any questions concerning these recommendations, please let me know.

FINAL PLATS

ITEM #	SUBDIVISION	APPLICANT	LOCATION	SURVEYOR	ACRES	LOTS	VAR./COMMENTS	RECOMMENDATION
8	THE JAMES BRADY PROPERTY (4-SA-13-F)	James Brady	Southeast side of Pleasant Gap Rd, southwest of Hill Rd.	Sanders	1.462	1	1. To reduce the requirements of the Minimum Subdivision Regulations 64-24 requiring each lot to have a minimum of 25' on a public right of way or an approved easement and allow this lot to be platted with only 20' on a public right of way.	Approve Variance APPROVE Final Plat
9	ESTATE OF JULIA MAE EHERTON PROPERTY (4-SB-13-F)	Boyer Surveying	Southeast side of Campbell Rd, between Flint Gap Rd and Drinnen Rd.	Boyer	17.88	4		APPROVE Final Plat
10	CUMBERLAND ESTATES RESUB OF LOTS 16 & 17 (4-SC-13-F)	Robert G. Campbell & Associates	West side of Gingerfield Rd at intersection of Pepperhill Rd.	Campbell	34812	2	1. To reduce the required utility and drainage easement under the shed on Lot 17R from 5' to 2.17' as shown on plat. 2. To reduce the required utility and drainage easement under the shed on Lot 16R from 5' to 1.68 as shown on plat. 3. To reduce the required utility and drainage easement under the shed on Lot 16R from 5' to 2.61' as shown on plat.	Approve Variances 1-3 APPROVE Final Plat
11	STAUB, VAN GILDER & HENDERSON ADDITION RESUB OF LOTS 335, 337, 339, 341, 343, 373, 375, 377, 379, 381, 383 AND PART OF 385 (4-SD-13-F)	Central Methodist Church	At the intersection of Morgan St and Third Ave and Lamar St.	Sterling Engineering	1.437	1	1. To reduce the required intersection radius at Morgan Street and Third Avenue from 25' to 0' as shown on plat. 2. To reduce the required intersection radius at Third Avenue and Lamar Street from 25' to 0' as shown on plat.	Approve Variances 1-2 APPROVE Final Plat

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12	R. LANE & IRENE EASTERLY PROPERTY (4-SE-13-F)	R. Lane & Irene Easterly	At the intersection of Merchant Dr and Wilkerson Rd.	Batson, Himes, Norvell & Poe	2.42	2	1. To reduce the required right of way of Wilkerson Road from 30' to 21.71 from the centerline to the property line as shown on plat. 2. To reduce the required right of way of Merchant Drive from 44' to 30' from the centerline to the property line as shown on plat. 3. To reduce the required intersection radius at Merchant Drive and Wilkerson Road from 25' to 0'. 4. To reduce the required intersection radius at Merchant Drive and Debonair Drive from 75' to 16.50' as shown on plat. 5. To reduce the required utility and drainage easement on Lot 2 under the existing shed from 10' to 0' as shown on plat.	Deny Variances 1-4 Approve Variance 5 DENY Final Plat
13	YARNELL STATION UNIT 2 & RESUB. OF LOTS 28-30 UNIT 1 (4-SF-13-F)	Jim Sullivan	Yarnell Rd at the intersection of Yarnell Station Blvd.	Sullivan	18	41		APPROVE Final Plat
14	ROBBINS ADDITION TO INSKIP RESUB OF LOTS 7R & 9R (4-SG-13-F)	Chuck Howerton	Northeast side of Rowan Rd, northwest of E Inskip Dr.	Hinds Surveying	17781.8	2	1. To reduce the utility and drainage easement under the existing house on Lot 9R1 from 5' to 3.9' as shown on plat.	Approve Variance APPROVE Final Plat
15	EDDIE SHARP PROPERTY (4-SH-13-F)	Eddie Sharp	Southwest side of Spring Hill Rd between Monta Vista Rd and McIntyre Rd.	Hinds Surveying	1.73	2	1. To reduce the required utility and drainage easement on Lot 1 under the existing structure from 10' to 3.5' as shown on plat. 2. To reduce the required utility and drainage easement on Lot 2 under the existing structure from 10. to 0' as shown on plat.	Approve Variances 1-2 APPROVE Final Plat

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16	WINDSTONE RESUB OF LOT 97R UNIT 2 AND JOHNSON'S ADDITION RESUB. OF LOTS 19R & 20R (4-SI-13-F)	Professional Land Systems	At the terminus of Hickory Stone Ln and the north side of Helen Dr.	Ferguson	7.135	3		APPROVE Final Plat