

**MARKED AGENDA**

**ADMINISTRATIVE**

**APPLICATION REVIEW COMMITTEE**

**OCTOBER 21, 2009 at 9:30 AM**

Planning Department Conference Room

Brian J. Layne of Art-Ray Corporation was present to discuss Fishers Cove Cluster Subdivision, S-09-66.

Keith Miller, of CAE, Inc. was present to discuss Carawan Estates, S-09-71.

**I. INTRODUCTORY ITEMS:**

Jennifer

**S-09-66**

**PROJECT NAME:** Fishers Cove Cluster Subdivision

**PROPOSAL:** A 34 lot cluster subdivision on 23 acres.

**LOCATION:** 4325 Woodland Drive

**TAX MAP SECTION/PARCEL:** 0150000000845

**10/21/09**

The preliminary plan, revised 9/24/09, does not meet the City's requirements for approval; therefore, the application is DENIED and a resubmittal is required. Specifically, the plan is denied based on the following comments provided by the Department of Public Works and other departmental comments which are attached.

1. In accordance with Section 70-150 of the City Code, curb and gutter will be required along the frontage of Woodland Drive and Emerald Woods Drive.
2. In accordance with Section 70-94 of the City Code, eliminate or reduce the size of the island at the end of Jacob Lane.
3. New canopy trees required by the landscaping ordinance are not permitted in the right-of-way (please revise preliminary subdivision plan).

Mark Hobbs

**S-09-71**

**PROJECT NAME:** Carawan Estates

**PROPOSAL:** A preliminary subdivision plan for 10 lots zoned R-15s, Single Family Residential District.

**LOCATION:** End of Carawan Lane, northwest side.

**TAX MAP SECTION/PARCEL:** 0480000000310

**10/26/09**

**APPROVED** site plan dated September 11, 2009 with the following stipulations:

1. Provide the parks ad recreation fee of \$1,000 per lot before final subdivision plat approval in accordance with Section 19-709.A of the zoning ordinance.
2. Please be advised that by signing the final subdivision plat, the owner acknowledges that all environmental permits, including wetland permits have been properly obtained from DEQ and/or the Army Corp or Engineers.

**Public comments regarding these applications must be received no later than Tuesday, October 20, 2009, in order to be considered at the Administrative Application Review Committee (ARC) meeting on Wednesday, October 21, 2009.**