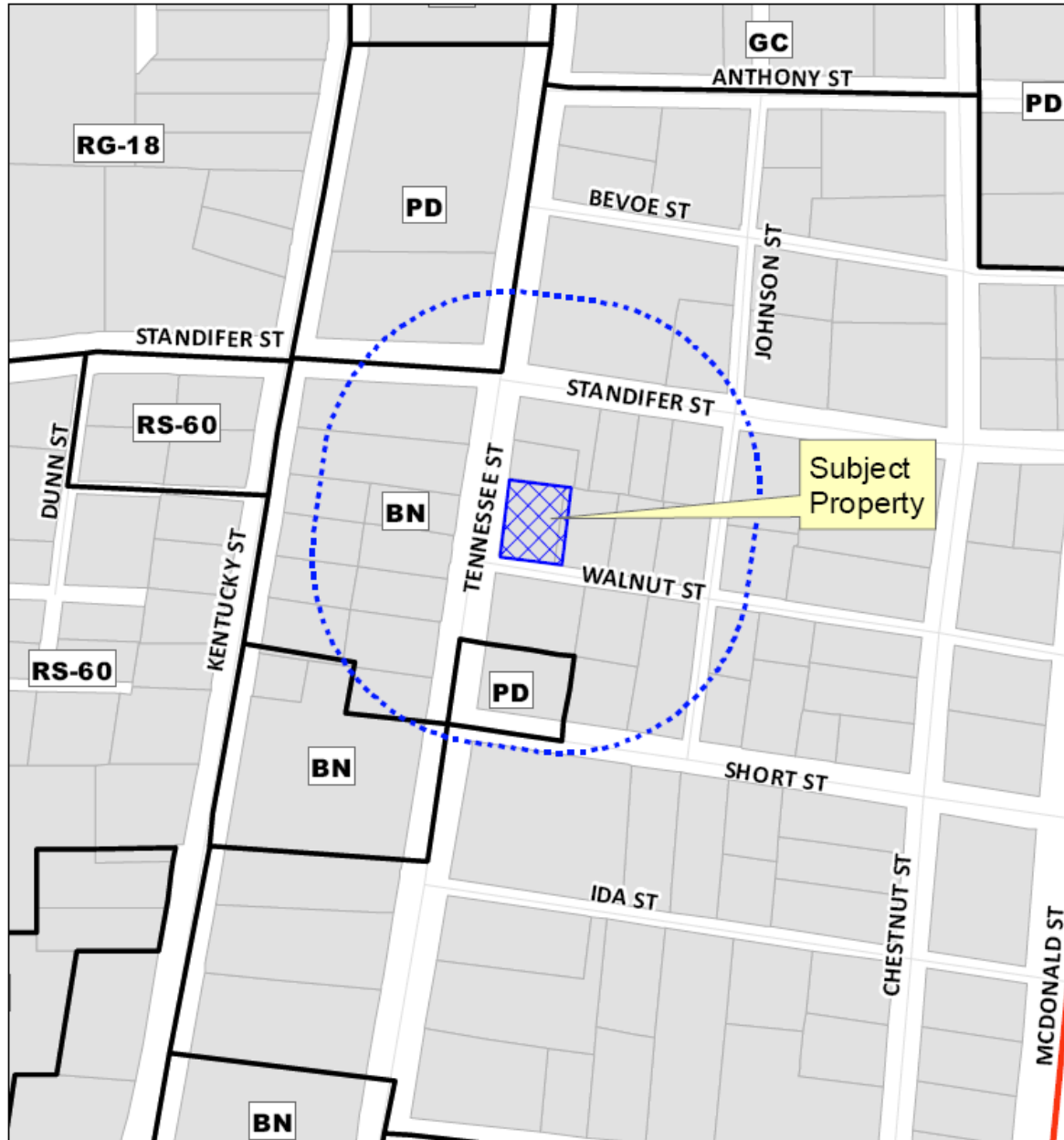


Case No. 11-141PFR

Kathryn Commons Addition



Location Map



Aerial Exhibit



Requested Variances:

1. Section 142-105 of the Subdivision Ordinance waiving the requirement to construct portions of Walnut Street located adjacent to the subject property.
2. Section 142-105 of the Subdivision Ordinance waiving applicable storm water detention requirements.
3. Section 142-105 of the Subdivision Ordinance allowing a 4 inch sanitary sewer line to serve the proposed lots.
4. Section 142-157 of the Subdivision Ordinance waiving the requirement to dedicate park land or pay cash in lieu of a park land dedication.

Staff Recommendation

Staff recommends approval of the proposed preliminary-final replat with the following conditions:

- The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Replat Approval Checklist, attached.
- The applicant receive approval of a variance to Section 142-105 of the Subdivision Ordinance waiving the requirement to construct portions of Walnut Street located adjacent to the subject property.

Prior to filing the plat for record:

- The applicant revise the plat to provide a notation indicating that the proposed common area will be owned and maintained by a homeowners' association.
- The applicant revise the plat by labeling Common Area A-1 as a drainage easement.