

CITY of REPUBLIC

Established 1871

Exhibit L

AGENDA ITEM STAFF ANALYSIS

Project/Issue Name: Bill #06-48 an Ordinance Approving the Replat of Lot 3 Houchin Place Located at 717 North West Avenue.

Submitted By: Luca Caileanu, Applicant
Wally Schrock, Principal Planner

Date: June 26, 2006

Issue Statement

Mike White, representing Luca Caileanu, is seeking approval of the Replat of Lot 3 Houchin Place. The plat proposes to subdivide 1 parcel into 2 parcels for the purpose of constructing a single family dwelling on the newly created lot.

Discussion and/or Analysis

The current owner of Lot 3 is seeking approval of a Replat in order to divide Lot 3 into two lots and construct a single family dwelling. When the plat was originally submitted for review it was found that Lot 3 of Houchin Place contained a Sanitary Sewer Easement that did not match the location of the line that was constructed by the City. The easement has been corrected through the creation of this Plat. It was also found that the abandoned sanitary sewer line as indicated on this Replat was never abandoned and was actually still serving the dwelling on Lot 3A. That line has been abandoned correctly now and a new service line has been constructed to the dwelling on Lot 3A. Through the review of this Replat, several issues have been corrected and the owner will be able to divide the property with the intention of construction a new dwelling on Lot 3B. The Planning and Zoning Commission recommended approval of the Replat by a vote of 5-0.

Recommended Action

The Replat is in compliance with all regulations of the City's Zoning and Subdivision Regulations; therefore Staff recommends approval of the Replat of Houchin Place Lot 3 as submitted.