

January 5, 2007

SUBJECT: A report and recommendation on a Plat of Subdivision, Record Plat, for the Corbin Park Subdivision located on the east side of Corbin Street between Humbert Court and Eastern Avenue in the neighborhood of East End.

BACKGROUND:

The City Planning Commission is being asked to approve the Plat of Subdivision, Record Plat, for the Corbin Park Subdivision. Lee A. Knuppel & Associates, civil engineers, has submitted a Plat of Subdivision, Record Plat, for the Corbin Park Subdivision on behalf of Revolution Properties, the owner and developer. The plat has been approved by all reviewing agencies.

The subject property is located on the east side of Corbin Street between Eastern Avenue and Humbert Court, a 15' wide alley. Schmidt Memorial Field is located east of and adjacent to the Corbin Park Subdivision. The subdivision contains 10 new lots. The property is zoned Commercial Neighborhood-Mixed (CN-M) and Riverfront Residential/Recreational District (RF-R). CN-M Zoning Districts are mixed commercial-residential areas requiring a minimum of 700 square feet (or .0160 acre) for newly created residential lots. RF-R Zoning Districts mix residential uses into current public and semi-public land uses; this zoning designation requires newly created lots to be a minimum of 4,000 square feet (or .0918 acre) in size.

SUBDIVISION:

The Plat of Subdivision illustrates 10 new lots, all of which Revolution Properties will develop with a new single-family residence. A portion of the subdivision, lots 1 through 9, will front onto Corbin Park Court, a private drive while lot 10 will front onto Eastern Avenue. All 10 lots are in excess of 4,000 square feet in size.

The plan includes a new private drive named Corbin Park Court with new sidewalks along Corbin Street. A 30' permanent water easement, a 20' permanent sewer easement and 48' wide utility easement have been provided along Corbin Park Court for the installation of underground utilities. As required by the Metropolitan Sewer District and Subdivision Regulations a homeowners association (HOA) will maintain the private drive of Corbin Park Court.

RECOMMENDATION:

The Department of Community Development & Planning staff recommends that the City Planning Commission approve the proposed Plat of Subdivision, Record Plat, for the Corbin Park Subdivision finding that the plat conforms to the Subdivision Regulations and has the approval of all reviewing agencies.

APPROVED:

Respectfully Submitted,

Margaret A. Wuerstle
Chief Planner

Adrienne Cowden
Senior City Planner



PLAT OF SUBDIVISION, RECORD PLAT
FOR
CORBIN PARK SUBDIVISION