

April 20, 2015

Title

SUB 15-01

Petitioner & Property Owner

Bryn Mawr Rental LLC,
Arshad Husain
2099 Anderson
Newburgh, IN 47630

Property Location

25 N West Road
(PIN 06-07-202-009)

Zoning

R2 Single Family Residential

Existing Land Use

Single Family Residential

Comprehensive Plan

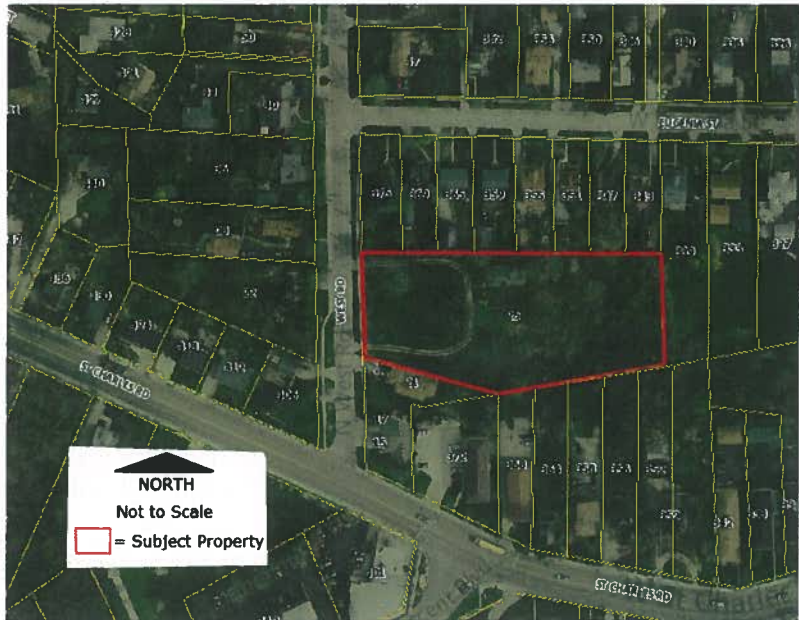
Low Density Residential

Approval Sought

Two lot major plat of subdivision

Prepared By

Tami Urish,
Planner I



LOCATION MAP

PROJECT DESCRIPTION

The petitioner, Arshad Husain, is requesting approval of a plat of resubdivision for a tract of land located at 25 N West Road to be entitled Husain’s Resubdivision. The new plat depicts the proposed resubdivision of one property into two lots of record, as defined by the Zoning Ordinance.

The property has one hundred and forty (140) feet of street frontage on West Road with a lot area of 72,364 square feet (1.66 acres). The owner of the lot proposes to subdivide to create two lots in total:

- Lot 1: 31,004 square feet, 0.71 acres, single family house;
- Lot 2: 41,360 square feet, 0.95 acres, vacant;

This division is considered a major plat of subdivision as it is greater than one acre in size. Therefore the project must be reviewed and approved by the Plan Commission and Village Board of Trustees.

PROJECT STATS

Lot information

Total Size: 1.66 acres
72,364 sq. ft.

Lot 1 31,004 square feet,
0.71 acres

Lot 2 41,360 square feet
0.95 acres

Submittals

1. Plat of Subdivision, Husain's Resubdivision, prepared by Gentile & Associates, Inc., dated February 18, 2015.

EXISTING CONDITIONS

The subject property is bounded by residential uses in the Village of Lombard. The properties to the south of the subject property are zoned medium density, multi-family use. The remainder of the surrounding properties are zoned single family residential uses.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments.

Fire Department:

The Fire Department has no issues or concerns regarding the project.

Private Engineering Services:

Private Engineering Services has no comments.

Public Works:

The Department of Public Works has no comments.

Planning Services Division:

Planning's focus with respect to any subdivision of developed lots is to make sure that all lots within the subdivision meet the minimum lot standards of the district, and that all existing structures on the lots meet the minimum setbacks once the subdivision has been recorded. For the proposed subdivision, both lots meet or exceed the underlying R2 District's minimum lot width of sixty feet (60') and exceed the minimum lot area of 7,500 square feet. The existing house is approximately thirty feet (30') from the new proposed east/west property line, well beyond the required side set back of six feet (6'). As the plat shows, the proposed lot will include five-foot public utility and drainage easements along the northern and southern property lines and ten-foot public utility and drainage easements along the eastern property lines of Lot 1 and 2.

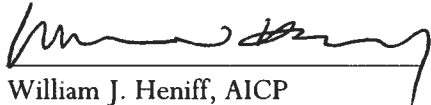
FINDINGS & RECOMMENDATIONS

Staff finds that the proposed Plat of Subdivision meets the requirements of the Subdivision and Development Ordinance and the Zoning Ordinance.

As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of SUB 15-01:

Based on the submitted petition and the testimony presented, the proposed Plat of Subdivision meets the requirements of the Lombard Subdivision and Development Ordinance and Zoning Ordinance and therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of SUB 15-01.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner

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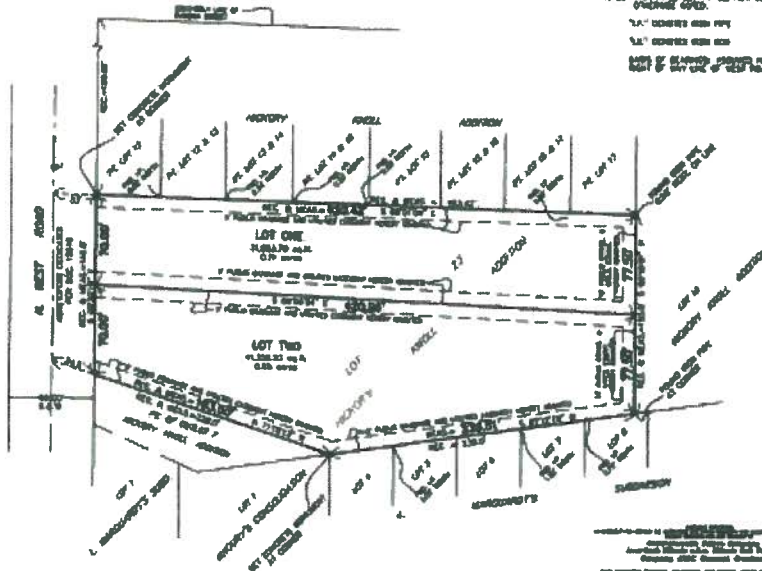


HUSAIN'S RESUBDIVISION

P.L.S. 88-47-880-002

BEING A RESUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 11 NORTH, RANGE 11 EAST OF THE 10TH MERIDIAN, SHERBORN COUNTY, ALABAMA

NOTES: THIS PLAN SET AT ALL NEW SUBDIVISION CORNERS UNLESS OTHERWISE NOTED.
3/4" CORNERS 400 FT.
3/8" CORNERS 200 FT.
1/4" CORNERS 100 FT.
EACH OF STATIONED CORNERS IS BY 20 FT. E OF THE EAST END OF THE LINE.



UTILITY AND EASEMENT AGREEMENTS
I, the undersigned, do hereby certify that the utility and easement agreements attached hereto are true and correct copies of the original agreements as recorded in the public records of the County of Sherborn, Alabama.

PLANNING RECORD STATEMENT
I, the undersigned, do hereby certify that the planning record statement attached hereto is a true and correct copy of the original statement as recorded in the public records of the County of Sherborn, Alabama.

DEED CERTIFICATE
I, the undersigned, do hereby certify that the deed certificate attached hereto is a true and correct copy of the original certificate as recorded in the public records of the County of Sherborn, Alabama.

VILLAGE CLERK CERTIFICATE
STATE OF ALABAMA) S.S.
COUNTY OF SHERBORN)
APPROVED BY THE PRESIDENT AND BOARD OF DIRECTORS OF THE VILLAGE OF SHERBORN, ALABAMA, THIS _____ DAY OF _____, A.D. 19____.

PRESIDENT

CLERK

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE
STATE OF ALABAMA) S.S.
COUNTY OF SHERBORN)
APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT OF THE VILLAGE OF SHERBORN, ALABAMA, THIS _____ DAY OF _____, A.D. 19____.

VILLAGE COMMISSIONER CERTIFICATE
STATE OF ALABAMA) S.S.
COUNTY OF SHERBORN)
I, the undersigned, do hereby certify that the village commissioner certificate attached hereto is a true and correct copy of the original certificate as recorded in the public records of the County of Sherborn, Alabama.

SHERBORN COUNTY CLERK CERTIFICATE
STATE OF ALABAMA) S.S.
COUNTY OF SHERBORN)
I, the undersigned, do hereby certify that the sherborn county clerk certificate attached hereto is a true and correct copy of the original certificate as recorded in the public records of the County of Sherborn, Alabama.

SHERBORN COUNTY RECORDER OF DEEDS CERTIFICATE
STATE OF ALABAMA) S.S.
COUNTY OF SHERBORN)
I, the undersigned, do hereby certify that the sherborn county recorder of deeds certificate attached hereto is a true and correct copy of the original certificate as recorded in the public records of the County of Sherborn, Alabama.

PLANNING RECORD STATEMENT
STATE OF ALABAMA) S.S.
COUNTY OF SHERBORN)
I, the undersigned, do hereby certify that the planning record statement attached hereto is a true and correct copy of the original statement as recorded in the public records of the County of Sherborn, Alabama.

DEED CERTIFICATE
STATE OF ALABAMA) S.S.
COUNTY OF SHERBORN)
I, the undersigned, do hereby certify that the deed certificate attached hereto is a true and correct copy of the original certificate as recorded in the public records of the County of Sherborn, Alabama.

DEED
I, the undersigned, do hereby certify that the deed attached hereto is a true and correct copy of the original deed as recorded in the public records of the County of Sherborn, Alabama.

NOTARY CERTIFICATE
STATE OF ALABAMA) S.S.
COUNTY OF _____)
I, the undersigned, do hereby certify that the notary certificate attached hereto is a true and correct copy of the original certificate as recorded in the public records of the County of Sherborn, Alabama.

NOTARY PUBLIC
I, the undersigned, do hereby certify that the notary public certificate attached hereto is a true and correct copy of the original certificate as recorded in the public records of the County of Sherborn, Alabama.

SUPERVISOR CERTIFICATE
STATE OF ALABAMA) S.S.
COUNTY OF SHERBORN)
I, the undersigned, do hereby certify that the supervisor certificate attached hereto is a true and correct copy of the original certificate as recorded in the public records of the County of Sherborn, Alabama.

DEED CERTIFICATE
STATE OF ALABAMA) S.S.
COUNTY OF SHERBORN)
I, the undersigned, do hereby certify that the deed certificate attached hereto is a true and correct copy of the original certificate as recorded in the public records of the County of Sherborn, Alabama.

DEED CERTIFICATE
STATE OF ALABAMA) S.S.
COUNTY OF SHERBORN)
I, the undersigned, do hereby certify that the deed certificate attached hereto is a true and correct copy of the original certificate as recorded in the public records of the County of Sherborn, Alabama.

GENTILE & ASSOCIATES, INC.
RESUBDIVISION PLAN ENGINEERS
505 E. CHANCE PLAZA
MONTGOMERY, ALABAMA 36102
PH: 205-261-1234
FAX: 205-261-1235

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COUNTY OF SHERBORN)
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