

**VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT**

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|-------|--|--------------|---------------------------------|
| TO: | Lombard Plan Commission | DATE: | March 18, 2013 |
| FROM: | Department of Community Development | PREPARED BY: | Tami Urish Temporary Planner |

TITLE

SUB 13-01; 378 E. 17th Street: The petitioner requests approval of a three-lot major plat of subdivision.

GENERAL INFORMATION

| | |
|----------------------------------|--|
| Petitioner/Property Owner: | Jim Castaldo 7188 E. Grey Fox Lane Tuscon, AZ 85750 |
| Existing Land Use: | Single family residence |
| Size of Property: | 1.06 acres |
| Comprehensive Plan: | Low Density Residential |
| Existing Zoning: | R2PD – Single Family Residential Planned Development |
| Surrounding Zoning and Land Use: | |
| North: | R2PD – Single Family Residential Planned Development; developed as Single Family Residential |
| South: | R2PD – Single Family Residential Planned Development; developed as Single Family Residential |
| East: | R2PD – Single Family Residential Planned Development; developed as Single Family Residential |
| West: | R2PD – Single Family Residential Planned Development; developed as Single Family Residential |

ANALYSIS

SUBMITTALS

This report is based on the following documentation, which was filed with the Department of Community Development on February 27, 2013:

1. Request for final plat approval
2. Preliminary Plat of Castaldo's Resubdivision, prepared by Gentile & Associates, dated February 13, 2013.
3. Plat of Survey, prepared by Gentile & Associates, dated March 8, 2013.

DESCRIPTION

The petitioner is requesting approval of a plat of resubdivision for a tract of land located at 378 E. 17th Street, to be entitled "Castaldo's Resubdivision". The property is one hundred sixty-nine feet (169') wide and two hundred seventy five (275') deep, with a lot area of 46,490 square feet. The owner of the lot wishes to resubdivide the lots to create three lots in total:

| Castaldo's Resubdivision | | | | |
|---------------------------------|-----------|-----------|---------------|---|
| | Lot Width | Lot Depth | Area | Exiting/Proposed Improvements/Notes |
| R2 Zoning Requirements | 60' | — | 7,500 sq.ft. | |
| Lot 1 | 94' | 275' | 25,859 sq.ft. | Existing single family residence. |
| Lot 2 | 75' | 140' | 10,507 sq.ft. | Vacant A driveway easement of 27.6' x 11' in the northwest corner. |
| Lot 3 | 75' | 135' | 10,125 sq.ft. | Vacant A driveway easement of 30' x 11' in the southwest corner |

The plat proposes to make the property lots of record, as defined by the Zoning Ordinance. Most of these types of resubdivisions can be approved administratively, as they are under an acre in size. However this division is considered a major plat of subdivision as it is greater than one acre in size. Therefore, it must be reviewed and approved by the Plan Commission and Board of Trustees.

INTER-DEPARTMENTAL REVIEW COMMENTS

ENGINEERING

The improved lot has detention provided for it. However, the other two newly formed lots will be required to provide detention and BMP requirements per the current stormwater management

ordinance in effect at the time they obtain their building permit. Existing detention within the subdivision only provided volume for the current impervious coverage of the lot as it existed at that time. The detention and BMPs may need to be provided on the individual lots, as the existing ponds may not be allowed to be re-graded by the homeowner's association or available space constraints, as it appears they maximized the volume of the ponds at the time they were constructed.

PUBLIC WORKS

The Department of Public Works has no objection to the petition. However, an easement for the existing storm sewer on the property was never provided as it only drained one lot. Depending on the location, an easement would need to be provided for the existing storm sewer that drains to 16th Place through the proposed Lot 2.

FIRE DEPARTMENT

The Fire Department has no objection to the petition.

BUILDING

The Building Division has no comment at this time.

PLANNING

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, all three lots meet or exceed the underlying R2 District's minimum lot width of sixty feet (60') and all three lots exceed the minimum lot area of 7,500 square feet. The existing house is fifteen feet (15') from the new proposed north/south property line, well beyond the required side set back of six feet. As the plat shows, the proposed lot will include five-foot public utility and drainage easements along the western and eastern property lines and ten-foot public utility and drainage easements along the southern and northern property lines of Lot 2 and 3. Driveway easements for the use and benefit of Lot 1 on Lot 2 and Lot 3 are also shown.

FINDINGS AND RECOMMENDATIONS


Staff finds that the proposed Plat of Subdivision meets the requirements of the Subdivision and Development Ordinance and the Zoning Ordinance. Based on the above considerations, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition:

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 the Zoning Ordinance, and therefore, I move that the Plan Commission

Plan Commission
Re: SUB 13-01
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recommend to the Corporate Authorities **approval** of the Plat of Subdivision associated with SUB 13-01.

Inter-Departmental Review Group Report Approved By:



William J. Heniff, AICP
Director of Community Development

WJH:

c. Petitioner

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378 E. 17th Street



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