

ORDINANCE NO. O-1213-22

ITEM NO. 14

STAFF REPORT

GENERAL INFORMATION

APPLICANT

Muirfield, Inc.

REQUESTED ACTION

Removal of Limits of No Access
From Lot 6, Block 5, Highland
Village Addition, Section 6.

BACKGROUND: This is a request for removing a Limits of No Access specifically placed on Lot 6, Block 5, Highland Village Addition, Section 6. The final plat for Highland Village Addition, Section 6, was filed of record with the Cleveland County Clerk on June 25, 2012.

DISCUSSION: During the review of the final plat, staff imposed certain requirements on the residential corner lots that had frontage to a collector street. A Limits of No Access was placed upon the final plat to reduce the number of access points conflicting with the collector street. However it has been determined if ingress and egress was required off of the local street a hazardous situation will result due to the steep topography on this property and the adjacent lots. Proper drainage between the lots will be difficult if the Limits of No Access is not removed. Staff met at the site and concurs with the applicant that due to the restraints within the lot it will make accessibility to the lot more difficult.

RECOMMENDATION: Based upon the above information, staff supports the request for the removal of the Limits of No Access for 3004 Terrace Park Trail, Lot 6, Block 5, Highland Village Addition, Section 6.