

ORDINANCE NO. O-1213-27

ITEM NO. 10

STAFF REPORT

GENERAL INFORMATION

APPLICANT

Sean Rieger for Quentin Lobb

REQUESTED ACTION

Removal of Limits of No Access
for drive approach onto Spring View
Drive for Lot 13A, Block 2, Vista
Springs Estates Addition, Section 2.

BACKGROUND: This is a request for removing a Limits of No Access specifically placed on Lot 13A, Block 2, Vista Springs Addition, Section 2. The final plat for Vista Springs Addition, Section 2, was filed of record with the Cleveland County Clerk on September 16, 2010.

DISCUSSION: During the review of the final plat, staff imposed certain requirements on the residential corner lots that had a 50' Building Setback imposed anticipating frontage of the lots that would utilize the cul-de-sacs of Turkey Run Court and Doe Ridge Court. This lot adjacent to Spring View Drive has a 40' Building Setback requirement as a result of no access to Spring View Drive. A Limits of No Access was placed upon the final plat due to the curvilinear of the street and the corner lots located on the south side of Spring View Drive were intended to front and access the cul-de-sac street.

With the curvilinear of the streets, it has been determined there is not adequate sight distance to safely enter Spring View Drive due to the horizontal and/or vertical alignment. The lots on the north side of Spring View Drive front the street and have no other alternatives. Staff does not support adding additional drives that will conflict with drives located on the north side of the street.

RECOMMENDATION: Based upon the above information, staff does not support the request for the removal of the Limits of No Access as specified for Lot 13A, Block 2, Vista Springs Estates Addition, Section 2, more specifically a single opening onto Spring View Drive.