

office memorandum



DATE: November 13, 2012

TO: Honorable Mayor and Councilmembers

FROM: Jane Hudson, Principal Planner

SUBJECT: Consent to Encroach - EN-1213-3
Lot 1, Block 1, Park Place Addition, Section 7 and Lot 1, Block 5, Park Place Addition, Section 6

BACKGROUND. Both lots are located at the northern entrance of the subject Park Place Additions, which connects to Rock Creek Road. The applicant intends to construct brick walls with entry signage for the subdivision at each corner of the intersection of Rock Creek Road and Bruckner Drive. The walls will encroach the existing utility easements and the applicant has requested consent to encroach those easements. Both lots are zoned R-1, Single Family Dwelling District.

DISCUSSION. It is common for entrances to new subdivisions to be framed by such brick walls with the name of the subdivision on the wall. The proposed wall locations are consistent with the standard placement of such walls in relation to the required perimeter fencing.

RECOMMENDATION. There is no zoning violation associated with this Consent to Encroach. However, it should be noted that building permit(s) will be required for the construction of the walls. Planning Staff does not oppose the request. The Utilities Department will respond regarding any City owned utilities within the easement.

Reviewed by: Susan Connors, AICP *SC*
Director of Planning and Community Development

cc: Brenda Hall, City Clerk