

April 9, 2014

MEMO TO FILE

Mesa Estates Subdivision – Driveway Relocations and Setbacks

Mesa Estates was properly rezoned (notice, public hearing, proper decision by City Council) from PD to R-8.

**October 26, 2004** - The Preliminary Plan was approved for Mesa Estates.

**August, 2006** - A revised Preliminary Plan was approved showing house placement and driveway locations. (Driveway location is important to be paired where possible to maintain on-street parking opportunities).

**December 22, 2006** – Final Plat was recorded along with the Site Plan.

**September 11, 2007** - The Developer came before the Planning Commission stating that they were have a difficult time building on several of the lots with the proposed building setbacks that were shown on the recorded site plan. The applicants were provided the ability to vary from the original setback schedule to a more individualized one so that the homes would better fit each lot. It was determined that the front setbacks may be greater than 20 feet, but no less than 20 feet.

Owners shall develop the lots, at a minimum, in accordance with the standards applicable to the R-8 zone. Driveway placement will be looked at closely to maintain the paired driveway status of the recorded site plan in an effort to maintain as much on-street parking as possible. An Administrative Adjustment may be applied to a driveway if the location of the driveway does not result in the creation of unsafe conditions or create circulation or on-street parking conflicts.

**Lori V.  
Bowers**  
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