



Subdivision and Class 2 Adjustment No. 19-02

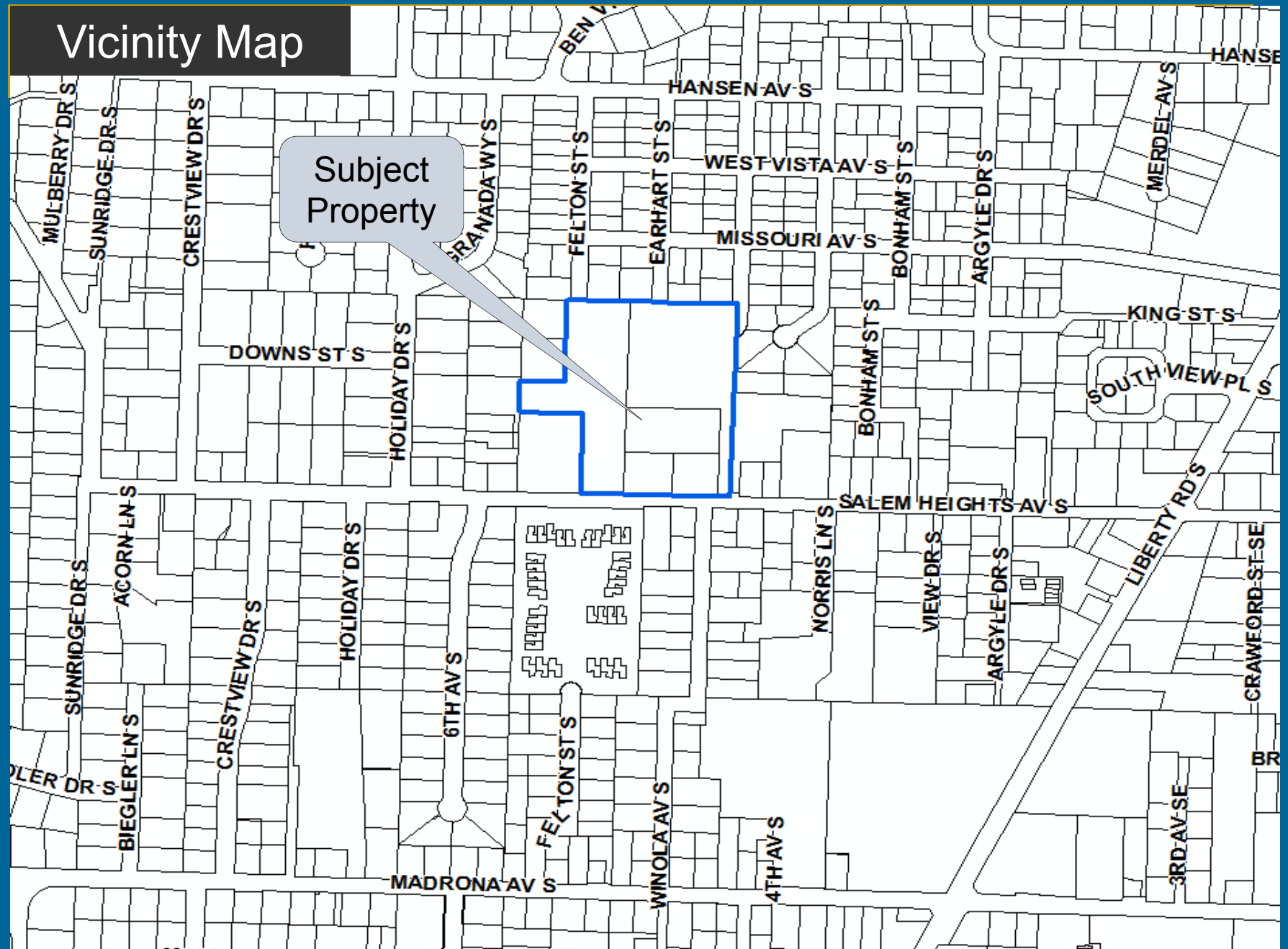
575 Salem Heights Avenue S

Before the City Council
Olivia Glantz, Planner III
July 22, 2019

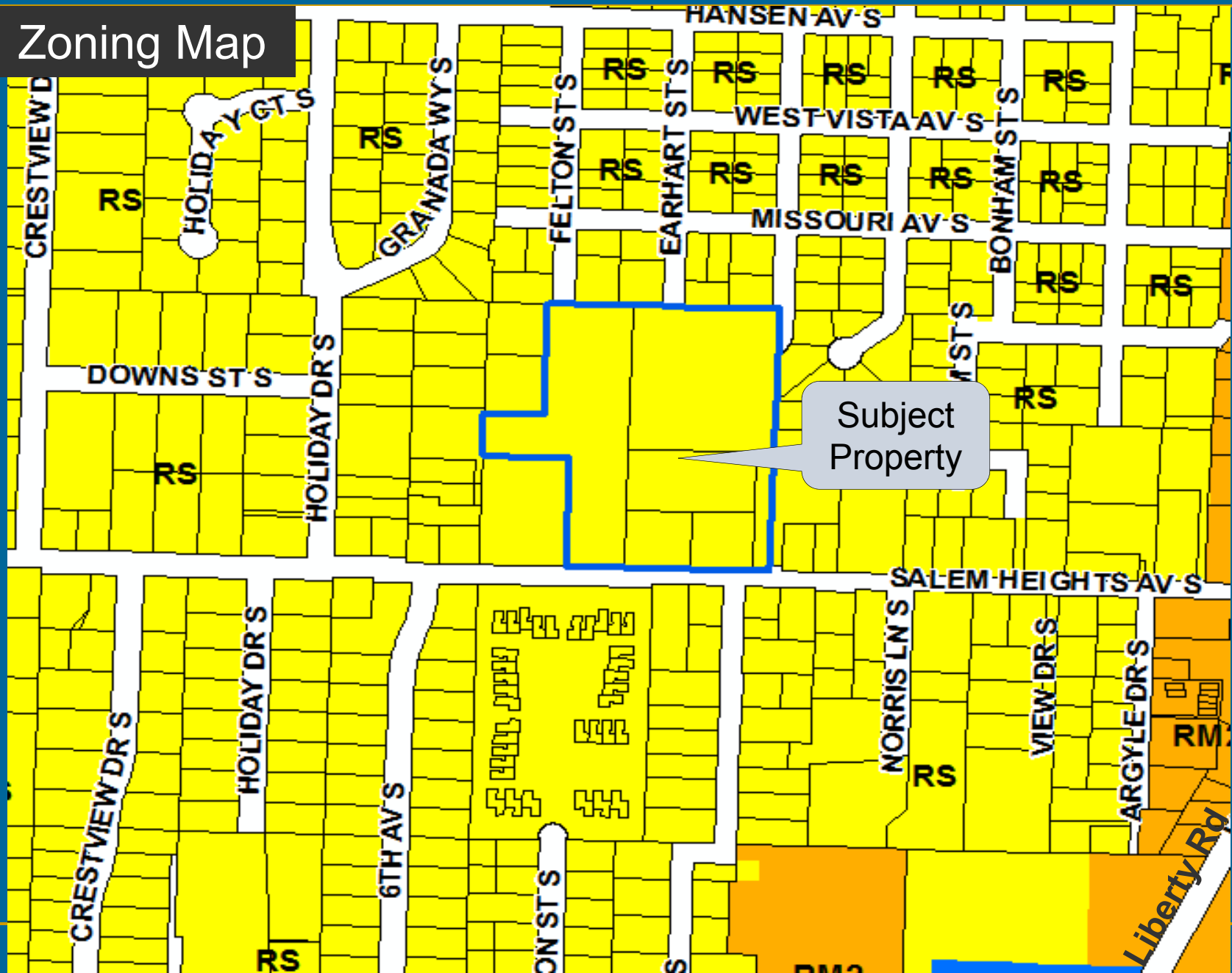
Request

- Subdivision of 9.63 acres into 34 Lots
- Class 1 Adjustment to reduce the minimum lot depth for Lot 23 (12% decrease).

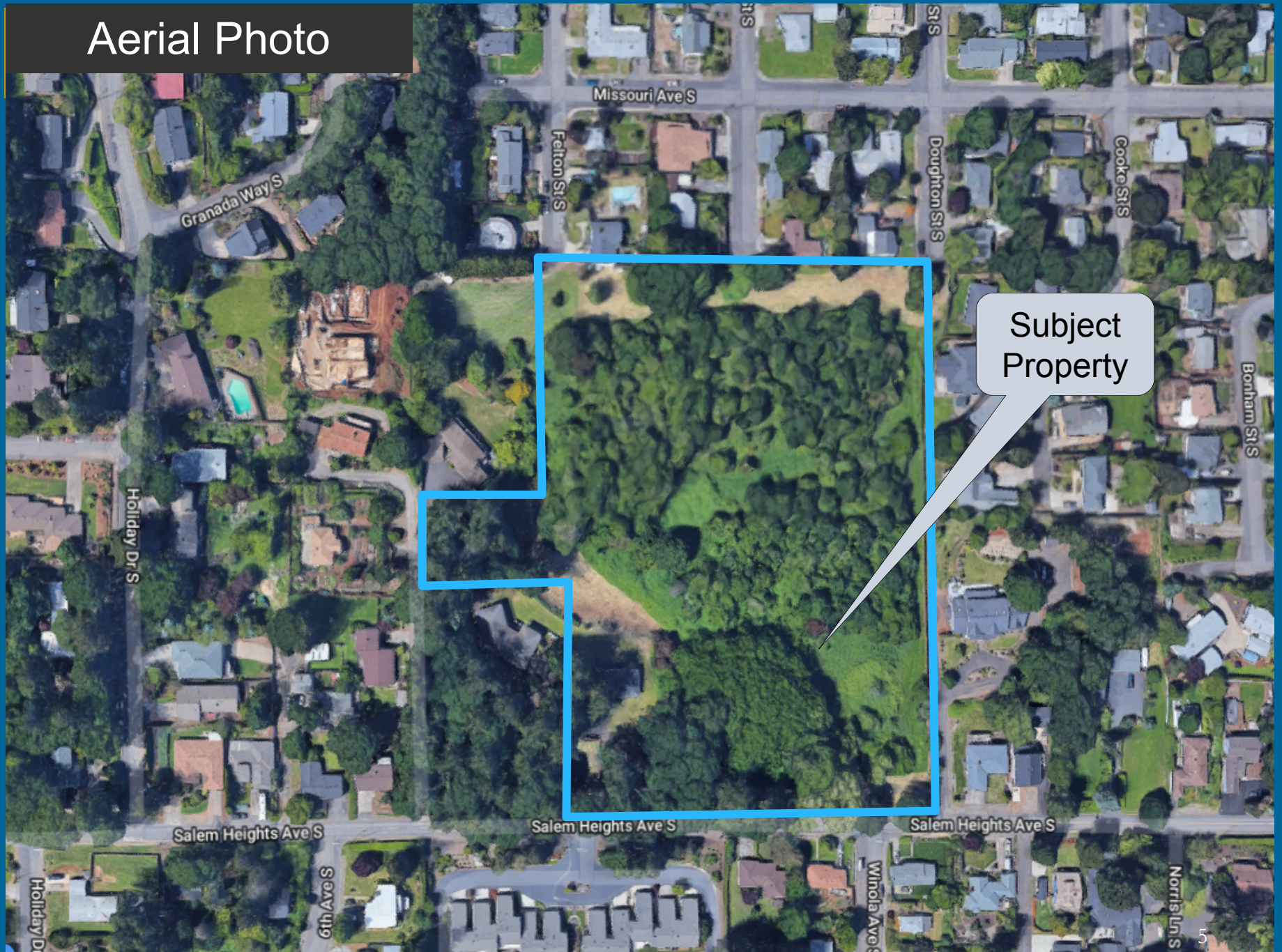
Vicinity Map



Zoning Map

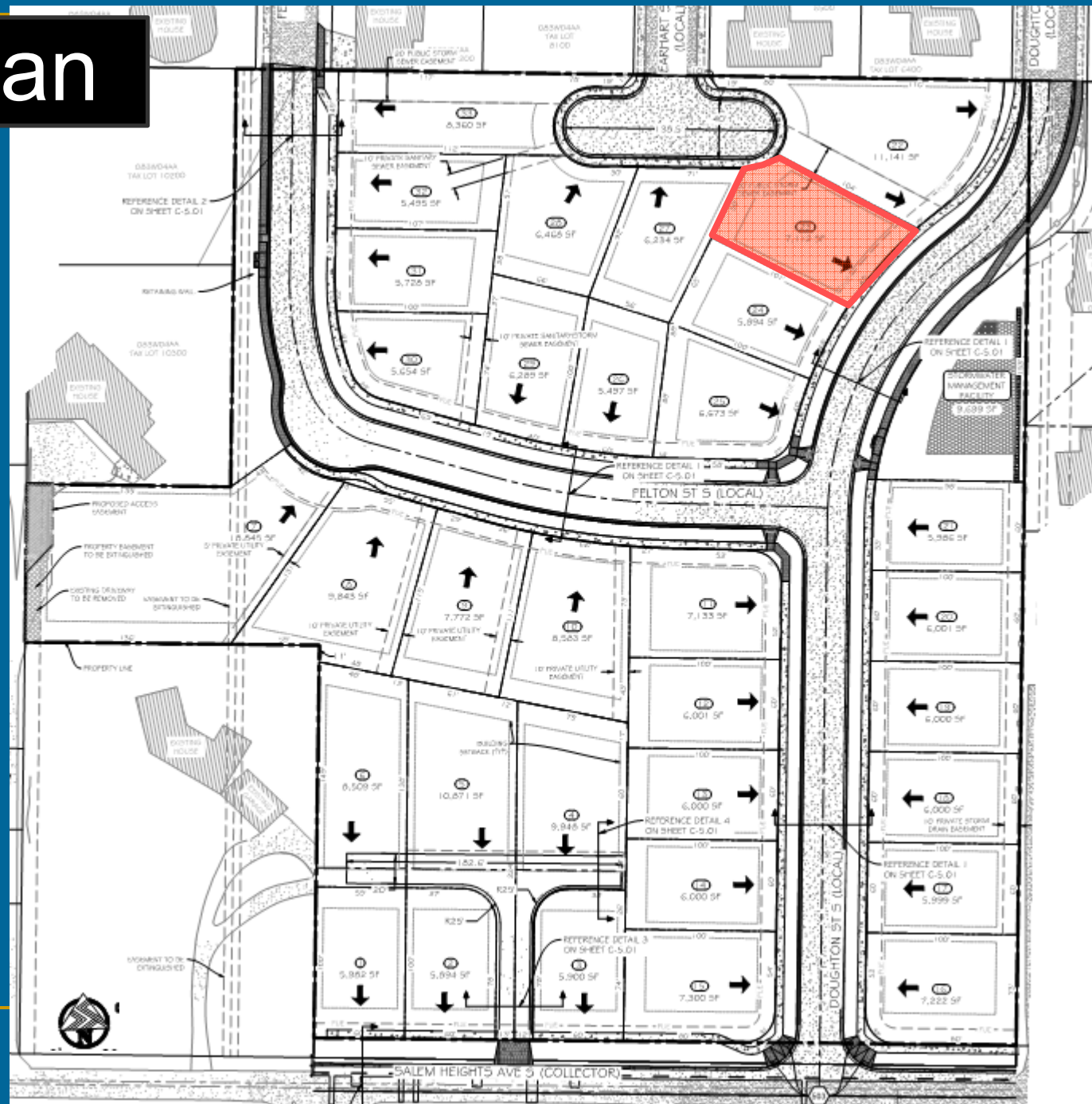


Aerial Photo



Subject
Property

Site Plan



Pictures -



Pictures



Looking East

Pictures



Looking from Felton ST

Pictures



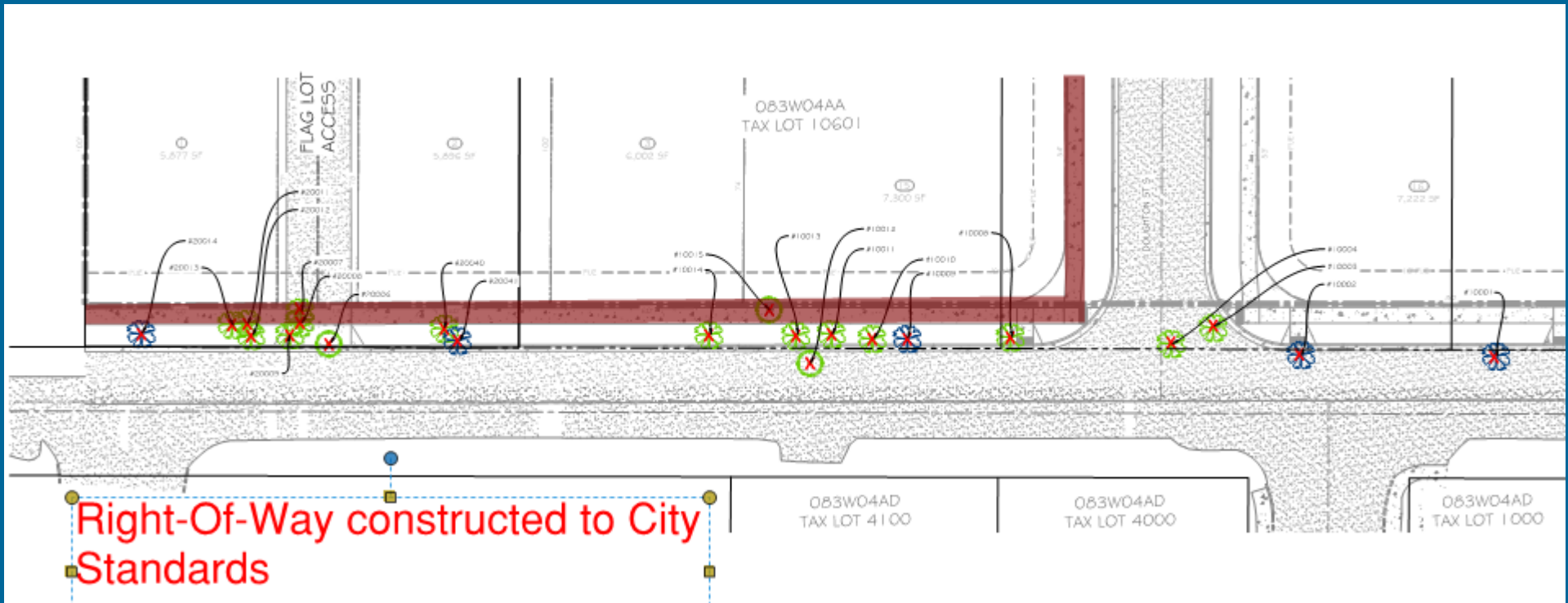
Looking from Earhart ST

Pictures



Looking from Doughton ST

Preservation of Trees in Public Right of way



West of Doughton Street
Required Right of way (ROW) – 30-feet
22 Trees to be removed

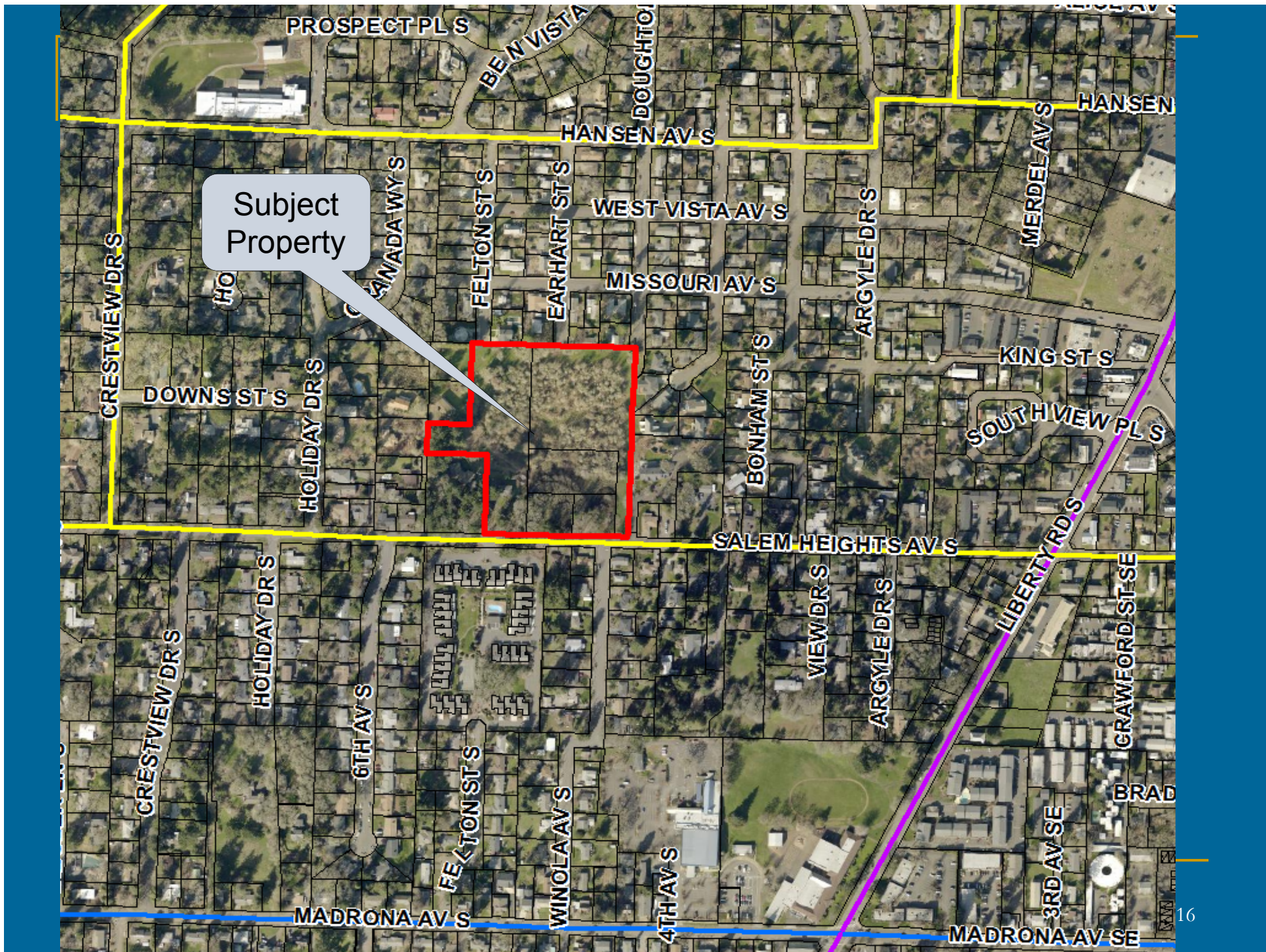
Right-Of-Way with Additional Six Feet as approved by Planning Administrator

Required Right of way (ROW) – 30-feet
Applicant Proposed/Conditioned ROW – 36-feet
17 Trees to be preserved

Recommendation

- Affirm the decision of the Planning Administrator's, and approve the application.





Right-Of-Way with Additional Six Feet as approved by Planning Administrator

Required Right of way (ROW) – 30-feet
Applicant Proposed/Conditioned ROW – 36-feet
17 Trees to be preserved

Tree Conservation Plan

Total Trees- 29 Trees
54 to be Preserved
75 to be Removed

Significant Oaks

- Nine Total
- Five to be Removed
- Four to be Preserved

