



CITY OF TONTITOWN PLANNING OFFICE

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Meeting: **February 27, 2018**
Project: **Napa Subdivision**
Planner: Courtney McNair

WAIVER REQUEST

Parcel #: 830-37791-000

SUMMARY: Napa Subdivision was granted a waiver from the Planning Board for a portion of the required street improvements related to their subdivision.

CITY WARD: 2-Arthur Penzo, Larry Ardemagni

PROJECT SYNOPSIS:

Napa Subdivision was granted Preliminary Subdivision Plat Approval for sixty-five (65) lots on 34.05 acres.

This project has access along Ardemagni Road and Baker Road. Five (5) larger one-acre lots all take access from Baker Ave. The remaining lots will take access from two entrances on Ardemagni Road.

The applicant requested that the Board waive the requirement for road improvements along Baker Road (which is the access for the larger lots), a portion of Ardemagni Road, and the corner of Ardemagni Road where it intersects Baker Road.

This waiver was modified at the meeting to only waive the required improvements along Baker Road. The applicant is responsible for all improvements to Ardemagni Road and must turn the corner in order to properly address the drainage at the intersection of Baker and Ardemagni Roads.

The Planning Board stated their reason for granting the waiver was based on continuity for the road improvements.

The Planning Board's decision to grant this waiver must be ratified by the City Council to be approved.