Legislation Details

File #:	17091	**Version:** 1	**Name:**
Type:	Zoning Item	**Status:**	Public Hearing
File created:	7/1/2022	**In control:**	Planning Commission
On agenda:	7/21/2022	**Final action:**	

Title:

Ford; Parcel Map Subdivision and Coastal Development Permit
Record Number PLN-2021-17091(filed 03/19/2021)
Assessor's Parcel Number: 511-031-011
McKinleyville area

A minor subdivision of an approximately 1.17-acre parcel into 4 new parcels with areas of 5,489 sq. ft., 5,228 sq. ft., 5,583 sq. ft., and 5,430 sq. ft. and a remainder parcel of 16,368 sq. ft. The parcel is accessed from Myers Road and Lily Avenue which will continue to serve the remainder parcel. The four new parcels will be served by a proposed 22-foot-wide access road to be developed from Myers Road. Water and sewer service will be provided by the McKinleyville Community Services District. Grading will occur for the new roadway and construction of detention facilities, and a 30-foot pine is proposed for removal in the Public Utility Easement. An Exception Request from the road requirements has been submitted which would allow the current 40 foot wide Meyers Road at the access point to the project parcel to remain without expanding the road width to 50 feet per HCC 324-1(b). The applicant is also asking for an exception to allow the proposed new access road to be 22 feet with no sidewalks as opposed to the required 50-foot right-of-way with sidewalks, curb and gutter. The Planning Department and Public Works Department support the 40 foot right of way on Myers but do not support the exception request to 22 feet for the new access road. Staff is recommending the project be conditioned for the development of two ten-foot travel lanes, curb and gutter with sidewalks and a landscaped strip.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 17091 Ford Subdivision Executive Summary 07.21.22, 2. 17091 Ford Subdivision Staff Report 07.21.22

Date	Ver.	Action By	Action	Result
7/21/2022	1	Planning Commission		
7/7/2022	1	Planning Commission		