

FAIRBANKS NORTH STAR BOROUGH

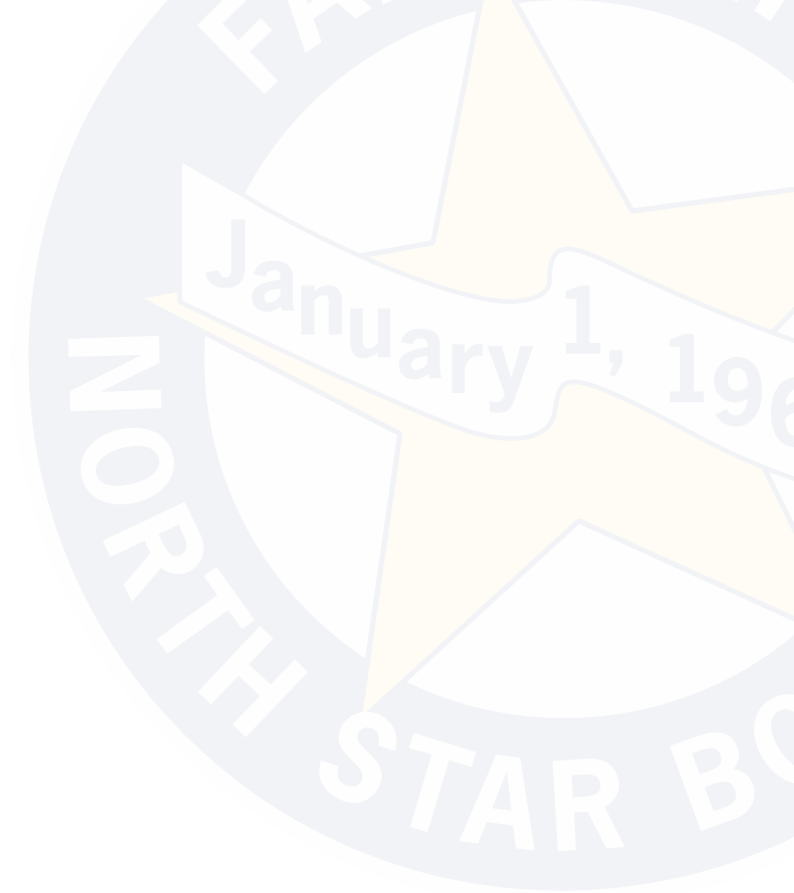
Admin Hearing

August 5, 2021

RP057-21 Milles Subdivision Second Addition

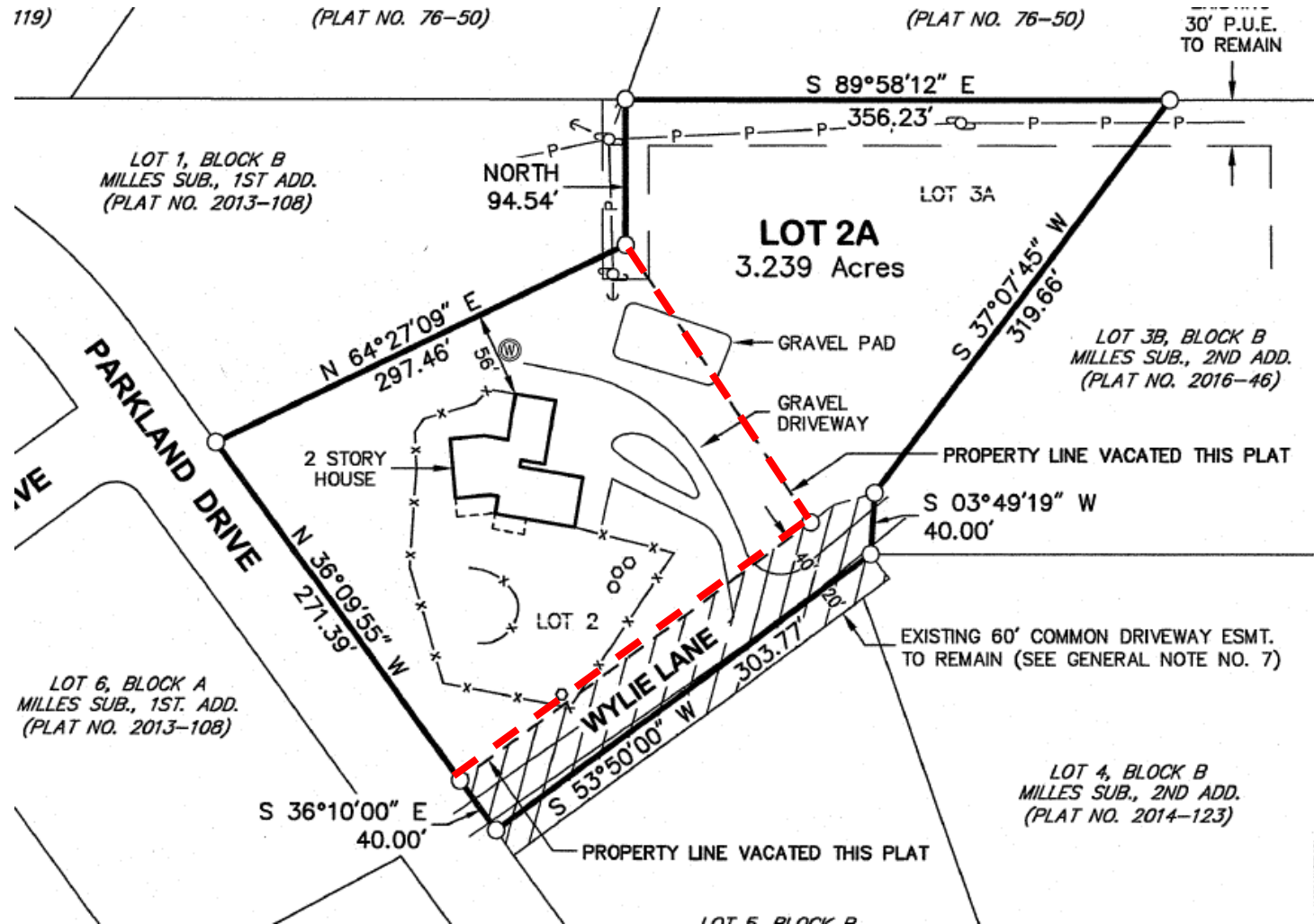
Community Planning/Platting

August 5, 2021



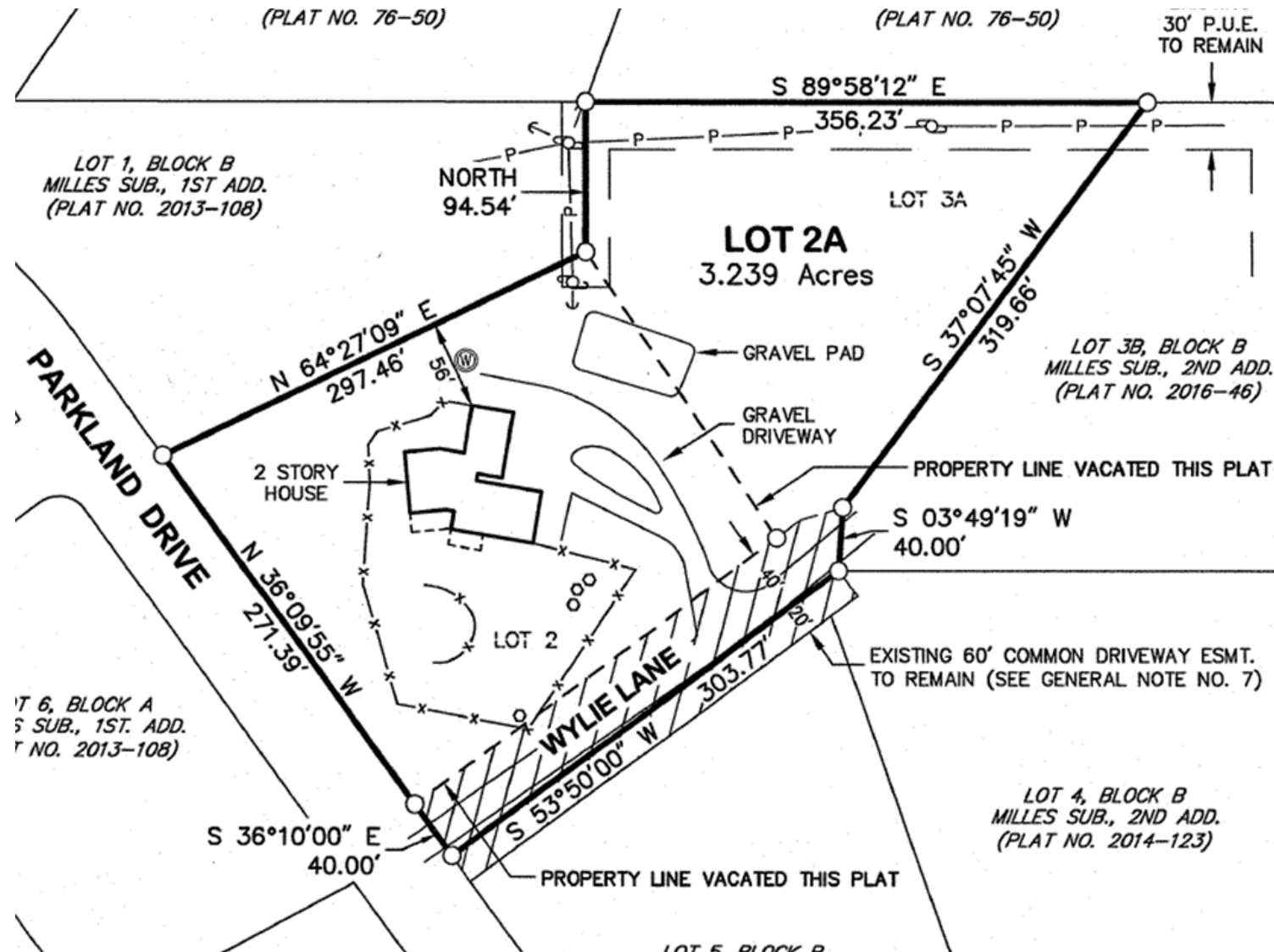
RP057-21 Milles Subdivision Second Addition

A request by Design Alaska, on behalf of Bob B. and Gail A. Brock, to vacate the common lot line between Lots 2 and 3A, Block B, Milles Subdivision Second Addition, thereby creating one lot of approximately 3.24 acres.



Legal Access

- ✓ Access via Parkland Drive
- ✓ Qualifies as a quick plat per **FNSBC 17.16.010(A)(1)**
- ✓ Benefits from **FNSBC 17.52.050** (Applicability)
 - Exempt from the design and public improvement requirements of Title 17
- ✓ **FNSBC 17.56.010(B)**: Lot 2A has over 40 feet of frontage



Recommendation

Staff recommends preliminary approval for the replat of Lots 2 and 3A, Block B, Milles Subdivision Second Addition, with the following conditions:

1. GVEA, GCI, IGU, ACS, Vue Crest RSA, and the Steese FD shall have a maximum of 10 calendar days to review and comment on the final plat.
2. A plat note shall be added to the plat that states "*Any new driveway or modification of an existing driveway shall require a permit from FNSB Rural Services, prior to construction.*"
3. All roads shall be properly labeled on the final plat.

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Findings of fact: Staff further recommends adoption of the following findings of fact:

- A. The request qualifies as a quick plat because it meets the requirements of FNSBC 17.16.010(A)(1), as it is a “movement or elimination of lot lines resulting in no more than four lots.”
- B. The replat vacates the common lot line between Lots 2 and 3A, Block B, Milles Subdivision Second Addition, thereby creating one lot from two lots.
- C. The lot line shift does not create any new nonconformities.
- D. The plat is within the Vue Crest Road Service Area.
- E. The 60-foot-wide common driveway easement, also known as Wylie Lane, is for the benefit of Lots 2A, 3B, 4, and 5, Block B, Milles Subdivision Second Addition.
- F. This request benefits from FNSBC 17.52.050 (Applicability), exempting it from meeting the access standards of Chapter 17.56.
- G. FNSBC 17.52.050 exempts this platting application from the design and public improvements requirements of Title 17 because:
 - A. The lot was legally created by Plat No. 2014-123 and 2016-46.
 - B. The request does not increase the number of lots.
 - C. The request does not create a new violation of the design and public improvement requirements of Title 17.
 - D. The request does not increase the non-conformity of any lot under this or any other FNSB title.
- H. This plat request does not require a variance from a subdivision regulation.
- I. The plat does not require road construction or improvements.
- J. This plat request does not deny legal and physical access to any lot or tract.
- K. This plat does not vacate a public road, trail, public area, or any easements.
- L. This plat does not alter a dedicated street or right-of-way or require dedication.