

Proposed Plat Requirements – Non-Residential			
Issue	Proposed	City Standard	Meets City Standard?
Access	All proposed lots will have public streets access via existing and proposed drives from Chambers Rd. and 104 th Ave.	Access to Public Streets Required	Yes
Comprehensive Plan	Commercial	Commercial	Yes
Floor Area Ratio (FAR)	N/A	.20 (commercial PUD)	N/A
Lot Frontage	308.62' (Lot 1) 206.4 (Lot 2) 294.1 (Lot 3)	70' (LDC, all commercial districts) N/A (PUD)	Yes
Lot Size	94,652 sq. ft. (Lot 1) 43,664 sq. ft. (Lot 2) 78,891 sq. ft. (Lot 3) 35,260 (Tract A -drainage)	20,000 sq. ft. (PUD)	Yes
Right-of-Way Dedications	None	Adequate ROW exists	Yes
Total Lots/Tracts	4	N/A	Yes
Neighborhood Issues	None	N/A	Yes