



Legislation Details (With Text)

File #: Res 2017-11 **Version:** 1 **Name:** S-668-17: San Soucie Enterprises; Subdivision of 5850 Dahlia Street
Type: Resolution **Status:** Passed
File created: 1/4/2017 **In control:** City Council
On agenda: 2/6/2017 **Final action:** 2/6/2017
Title: RESOLUTION APPROVING SUBDIVISION PLAT IN CASE #S-668-17

Sponsors:

Indexes:

Code sections:

Attachments: 1. Resolution, 2. PC Minutes, 3. Staff Report, 4. Vicinity Map, 5. Subdivision Plat, 6. Presentation

Date	Ver.	Action By	Action	Result
2/6/2017	1	City Council	adopted	Pass

RESOLUTION APPROVING SUBDIVISION PLAT IN CASE #S-668-17

Summary and Background Information:

The existing property is approximately 1.227 acres in size and currently zoned I-2. The applicant is proposing to subdivide the subject property into one 12,571 square foot property zoned C-3, and one 40,855 square foot property zoned I-1. The newly created properties will be rezoned as part of concurrent case Z-939-17. The proposed development is for a new 4,408 square foot retail building on the proposed C-3 lot, and to keep the existing building in place on the newly created I-1 lot.

The I-1 zone district requires a minimum lot size of 30,000 square feet and a minimum lot frontage of 80' for newly created lots. The C-3 zone district requires a minimum lot size of 8,000 square feet and a minimum lot frontage of 70'. Both proposed lots will meet these criteria, and is consistent with the regulations of the Land Development Code, and should provide no major impact to the surrounding community.

Staff Responsible (Department Head): Chris Cramer, Community Development Director

Staff Member Presenting: Domenic Martinelli, Planner

Financial Impact: N/A

Funding Source: N/A

Planning Commission Recommendation:

Approval

Suggested Motion:

I move to approve Resolution 2017-11