



## Legislation Text

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**File #:** Res 2017-11, **Version:** 1

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### 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