



Legislation Text

File #: Res 2018-22, **Version:** 1

RESOLUTION APPROVING SUBDIVISION PLAT IN CASE #S-697-18

Summary and Background Information :

The subject property is approximately 1.167 acres in size and is currently zoned I-3. The applicant is proposing to subdivide the subject property into two lots, with proposed lot sizes of 27,065 and 23,740 square feet. Access to both lots will be via an existing private access drive, established in 2004 when the subject property was created.

The concurrent application for Zone Change case Z-947-18 is for a request to rezone the property from I-3 to C-3. The lots proposed in the final plat comply with the bulk standards for the C-3 zoning district.

Proposed Plat Requirements - Non-Residential			
Issue	Proposed	City Standard	Meets City Standard?
Access	Access to the lots will be via private access drive	Access is required to be provided by street or other approved access	Yes
Comprehensive Plan	Commercial	Commercial	Yes
Floor Area Ratio (FAR)	Lot 1: No development proposed at this time Lot 2: 0.138	0.05	Yes
Lot Frontage	Lot 1: 434.74 feet Lot 2: 27,065 feet	20 feet	Yes
Lot Size	Lot 1: 23,740 Sf Lot 2: 27,065 Sf	Min. 8,000 Sf	Yes
Right-of-Way Dedications	None	Adequate R-O-W	Yes
Total Lots/Tracts	2	N/A	Yes

Staff Responsible (Department Head): Chris Cramer, Director of Community Development
Staff Member Presenting : Brad Callender, Planner

Financial Impact : N/A

Funding Source : N/A

Planning Commission Recommendation :

On March 6, 2018, the Planning Commission held a public hearing and voted 5 to 0 to forward the Subdivision request to City Council with a recommendation for approval.

Suggested Motion :

I move to approve Resolution 2018-22