

SUBDIVISION STAFF REPORT**Date: August 19, 2021****SUBDIVISION NAME**

Washington Pillans Subdivision

LOCATION

871 South Washington Avenue & 759 and 763 Pillans Avenue
(East side of South Washington Avenue, 135'± South of Pillans Avenue, extending to the South side of Pillans Avenue, 137'± East of South Washington Avenue).

**CITY COUNCIL
DISTRICT**

District 3

AREA OF PROPERTY

1 Lot / 1.9± Acres

REMARKS

The applicant is requesting a one-year extension of approval for a Subdivision approval to create one (1) legal lot of record from three existing (3) metes-and-bounds parcels. The application was initially approved at the July 16, 2020 Commission meeting.

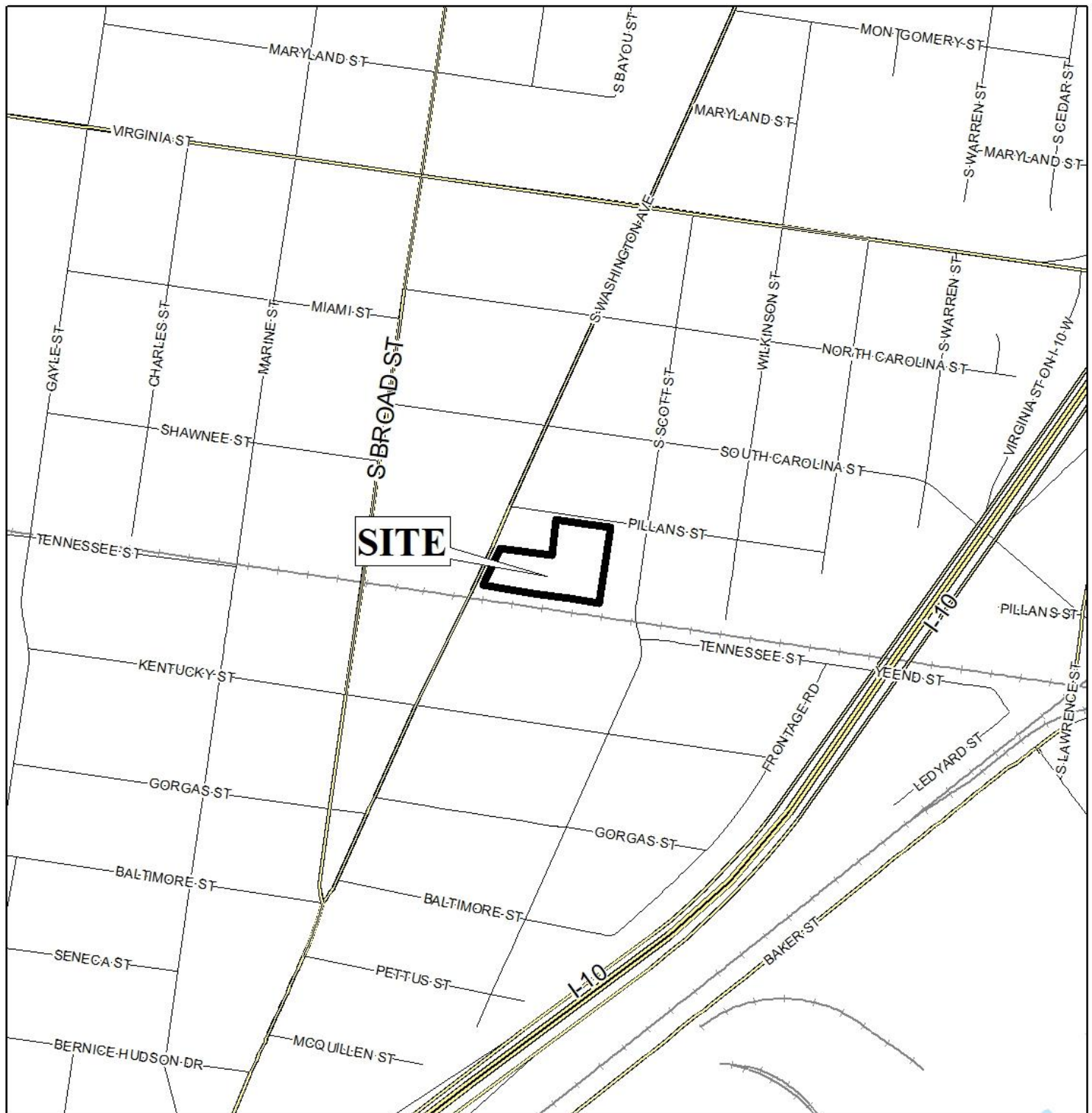
The applicant simply states:

Working on deed transfer between partners.

Based on the applicant's brief information, the partners are working on a deed transfer between parties. There have been no changes in conditions in the surrounding area that would affect the Subdivision as previously approved, nor have there been any changes to the Regulations which would affect the previous approval.

Subdivision: Based upon the preceding, it is recommended that the request for a one-year extension of the Subdivision be approved, and the applicant should be advised that any future extensions will be unlikely.

LOCATOR MAP



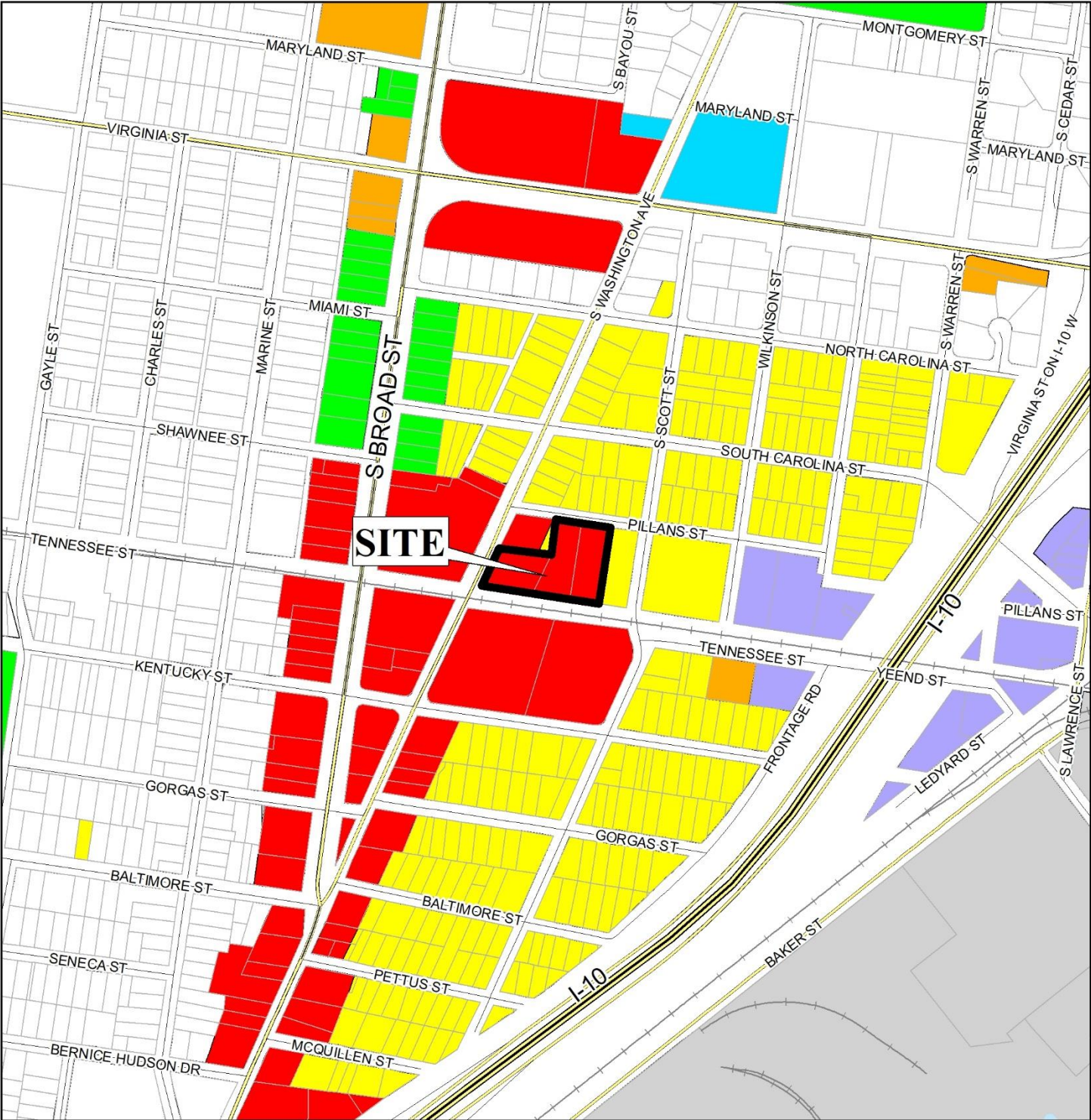
APPLICATION NUMBER 2 DATE August 19, 2021

APPLICANT Washington Pillans Subdivision

REQUEST Subdivision



LOCATOR ZONING MAP



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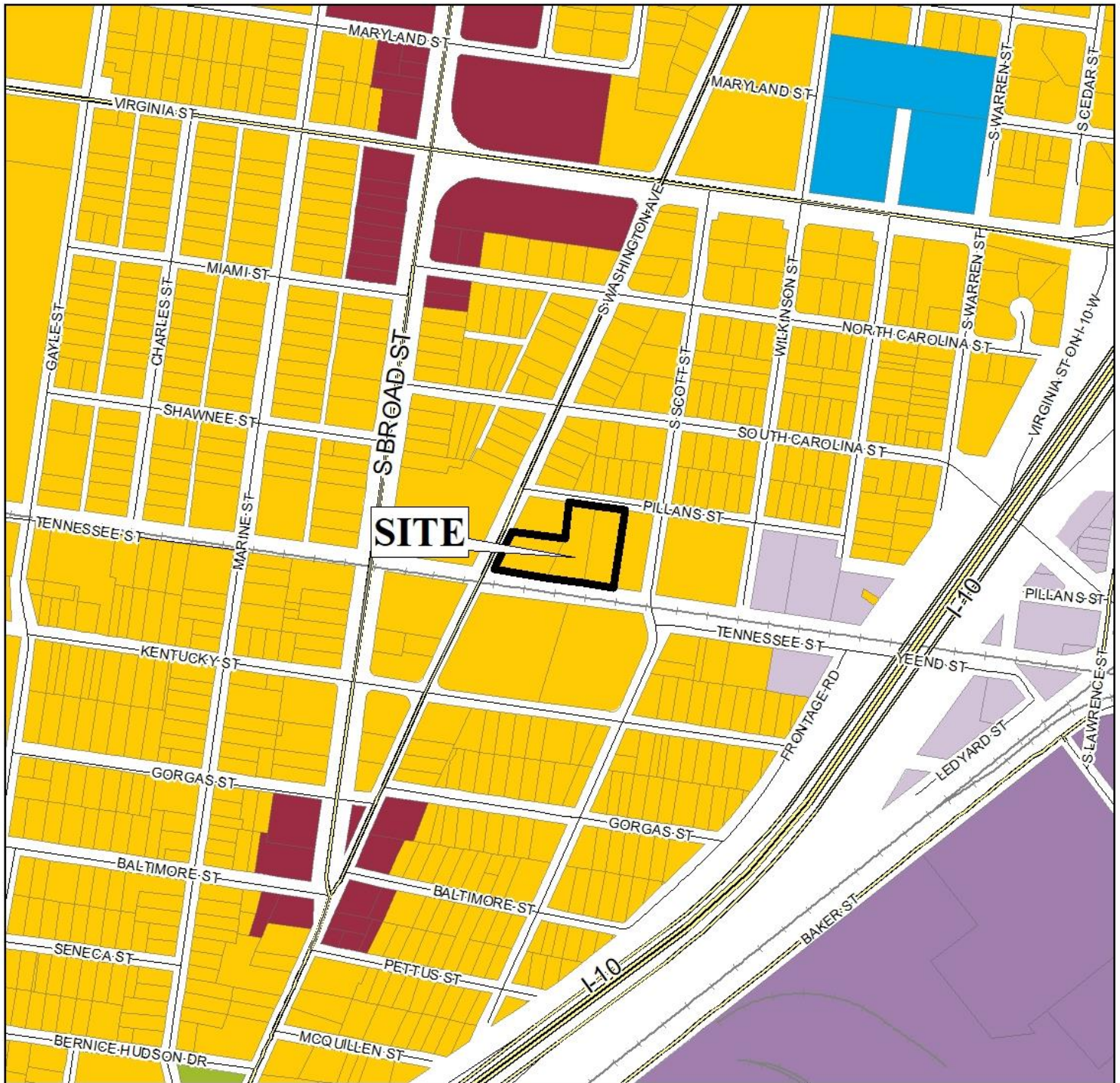
APPLICANT _____ Washington Pillans Subdivision

REQUEST _____ Subdivision _____



NTS

FLUM LOCATOR MAP



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APPLICANT Washington Pillans Subdivision

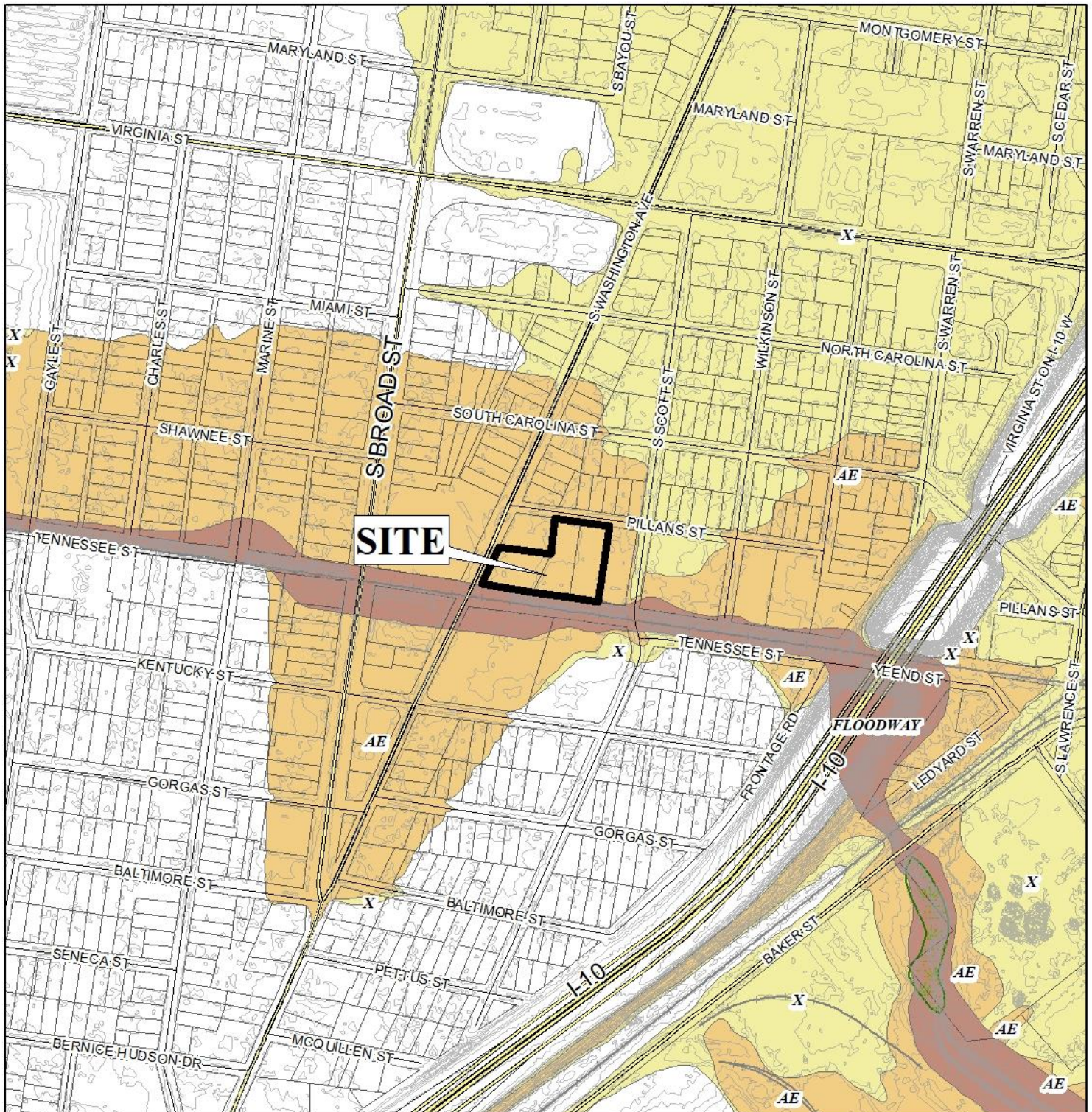
REQUEST Subdivision

- | | | | |
|---|---|---|--|
| Low Density Residential | Neighborhood Center - Traditional | Downtown Waterfront | Parks & Open Space |
| Mixed Density Residential | Neighborhood Center - Suburban | Light Industry | Water Dependent |
| Downtown | Traditional Corridor | Heavy Industry | |
| District Center | Mixed Commercial Corridor | Institutional | |



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ENVIRONMENTAL LOCATOR MAP



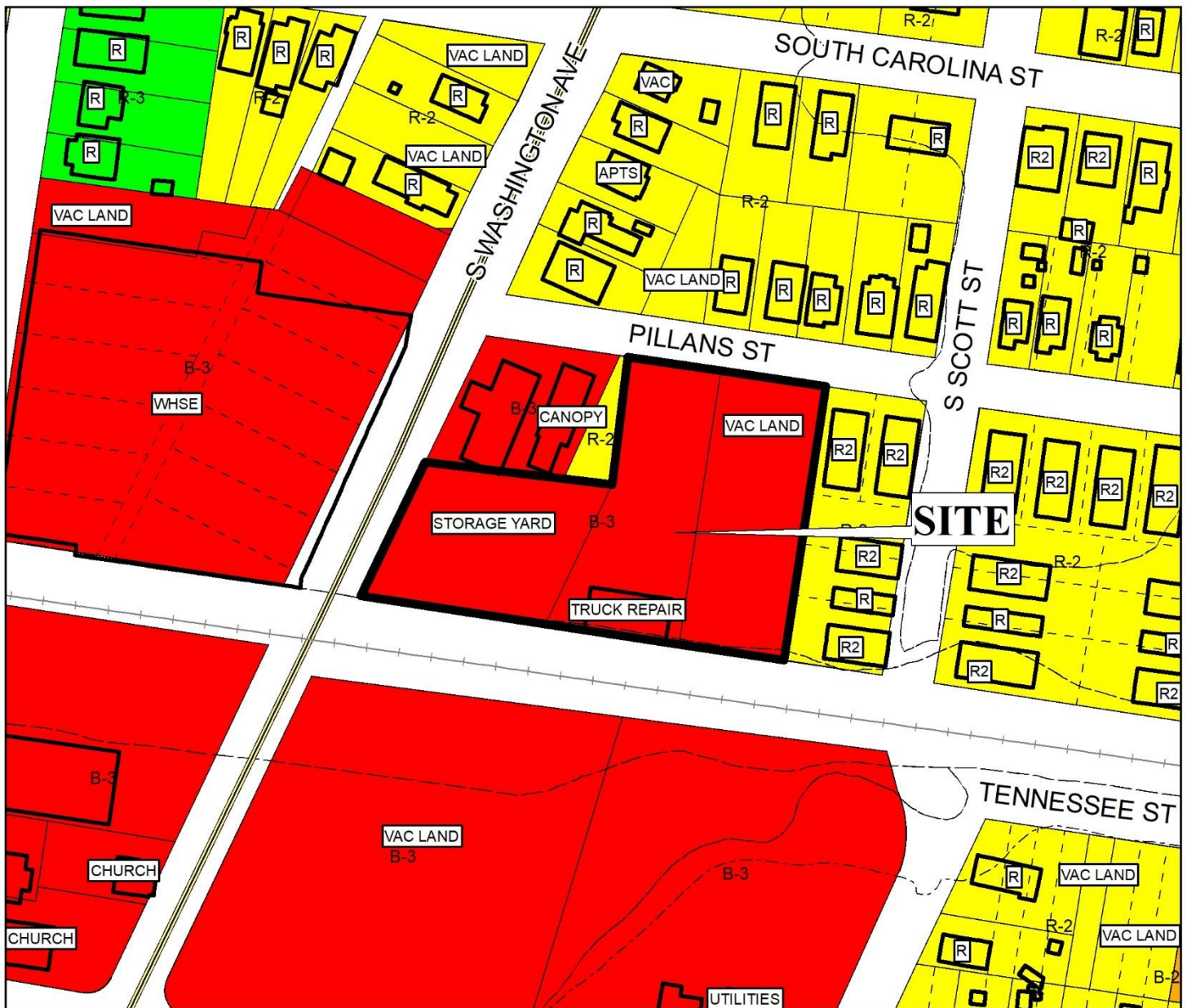
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APPLICANT Washington Pillans Subdivision

REQUEST Subdivision



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units to the east, and commercial units to the west.

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REQUEST Subdivision

R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL

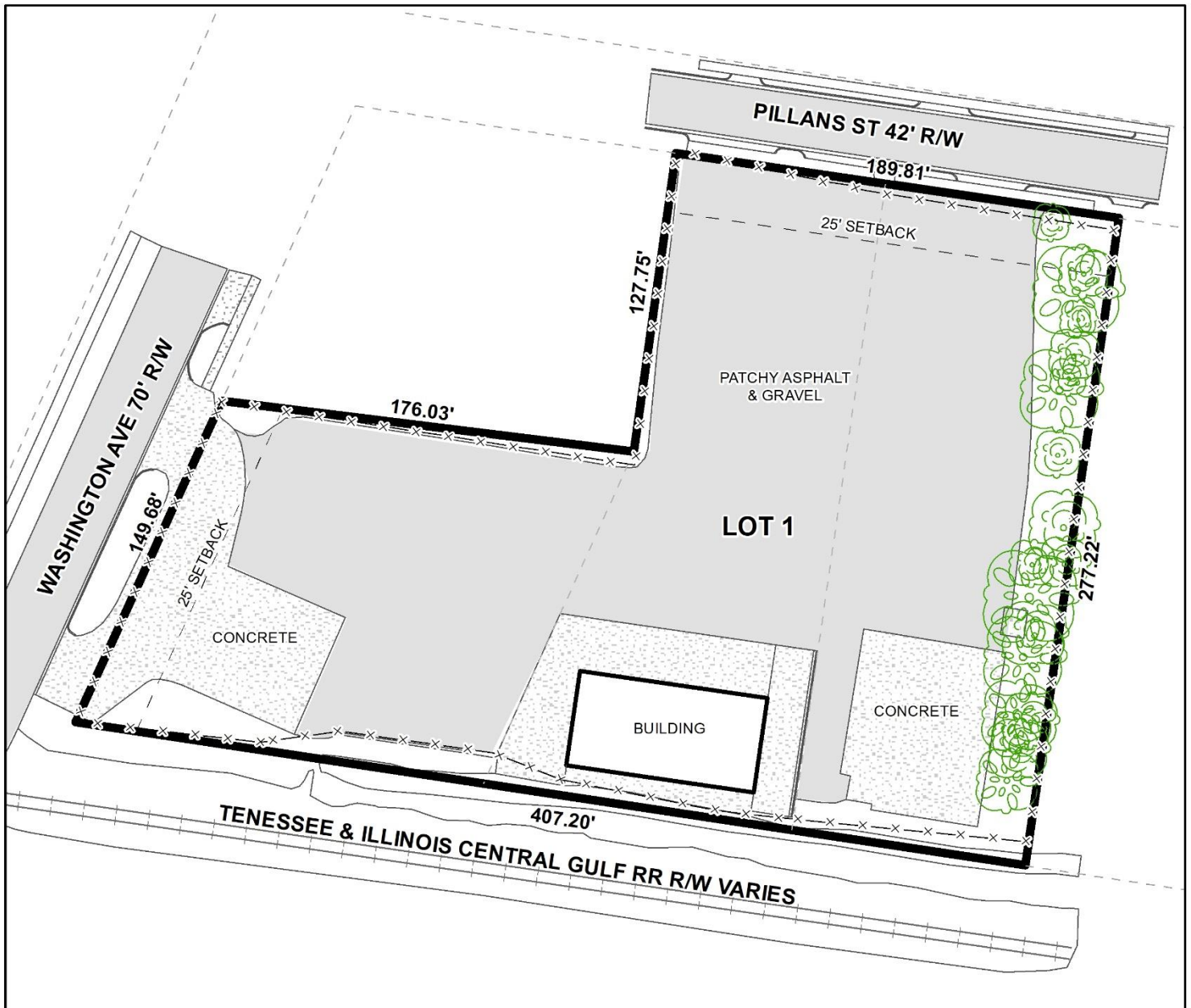


The site is surrounded by residential units to the east, and commercial units to the west.

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 REQUEST Subdivision, Rezoning from B-3 and R-2 to B-3



SITE PLAN



The site plan illustrates the existing building, setbacks, and proposed lot.

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