

MONTLIMAR PLAZA SUBDIVISION, UNIT TWO, **RESUBDIVISION OF LOTS 6 & 7**

Engineering Comments: Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.

Traffic Engineering Comments: Driveway number, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

Urban Forestry Comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

The plat illustrates the proposed 0.9± acre, 1 lot subdivision which is located West terminus of Montlimar Plaza Drive and is in Council District 5. The site is served by public water and sanitary sewer.

The purpose of the application is to combine two existing lots into a single lot of record.

The site is located on Montlimar Drive, which has a 50' right-of-way. The site, which is zoned B-3, Community Business, adjoins property to the West, which is zoned R-1, Single-Family Residential, but is currently used for high school recreation facilities; buffers should be provided in accordance with section V.A.7 of the Regulations.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following condition: 1) the provision of a buffer between the site and the residentially zoned property to the West, per section V.A.7 of the Regulations.