

CENTER STREET SUBDIVISION

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.

The plat illustrates the proposed 2.6 acre \pm , 1 lot subdivision which is located on the Northwest corner of Center Street and Lafayette Street, extending to the South side of St. Stephens Road, 140' \pm West of Lafayette Street. The subdivision is served by city water and sanitary facilities.

The purpose of this application is to incorporate several parcels into one legal lot of record. The site was the subject to a recent rezoning request, and the subdivision into one lot of record was a condition of approval of that request.

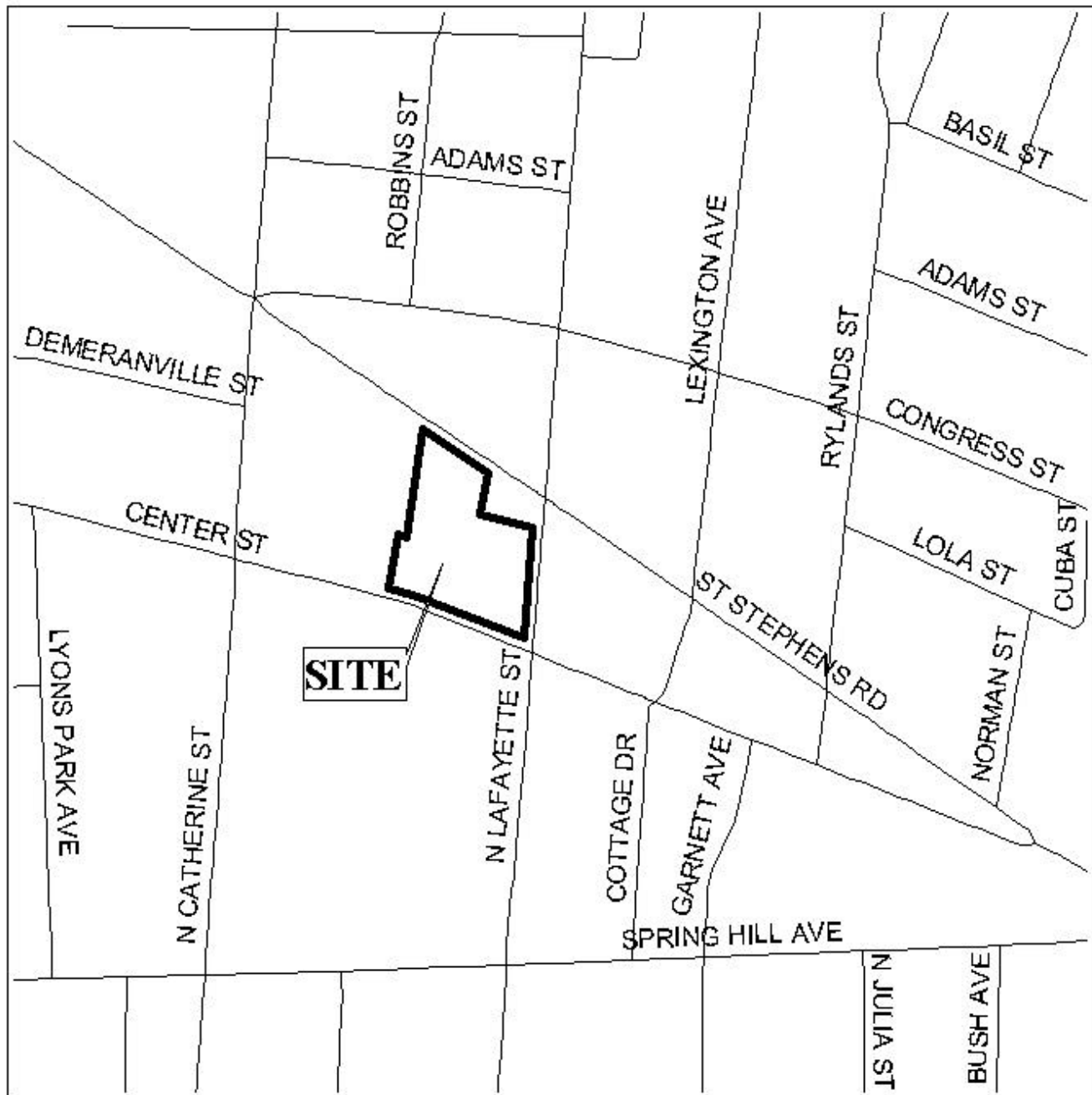
St. Stephens Road is a major street as shown on the Major Street Plan and as such requires a minimum right-of-way of 100' and may require either a 40' parallel service road or some alternative method of access management.

Dedication sufficient to provide 50' from centerline was a condition of the rezoning recommendation, as was a limitation to one curb cut to St. Stephens Road. As the rezoning process is pending before the City Council, dedication via the subdivision plat would be the most expeditious method for both the applicant and the City.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions: 1) dedication of sufficient right-of-way along St. Stephens Road to provide 50' from centerline; 2) placement of a note on the final plat stating that the site is limited to one curb cut to St. Stephens Road, size, design and location to be approved by Traffic Engineering at the time of additional development; and 3) removal of unused curb cuts, including curb replacement, backfill and necessary plantings.

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LOCATOR MAP



APPLICATION NUMBER 23 DATE January 8, 2004
APPLICANT Center Street Commercial Subdivision
REQUEST Subdivision



CENTER STREET COMMERCIAL SUBDIVISION



APPLICATION NUMBER 23 DATE January 8, 2004

LEGEND



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