

CLEMENTS 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.

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

The plat illustrates the proposed 2 lot, 0.2 \pm acre subdivision which is located at the Southwest corner of St. Louis Street and North Jackson Street. The subdivision is served by public water and sanitary sewer.

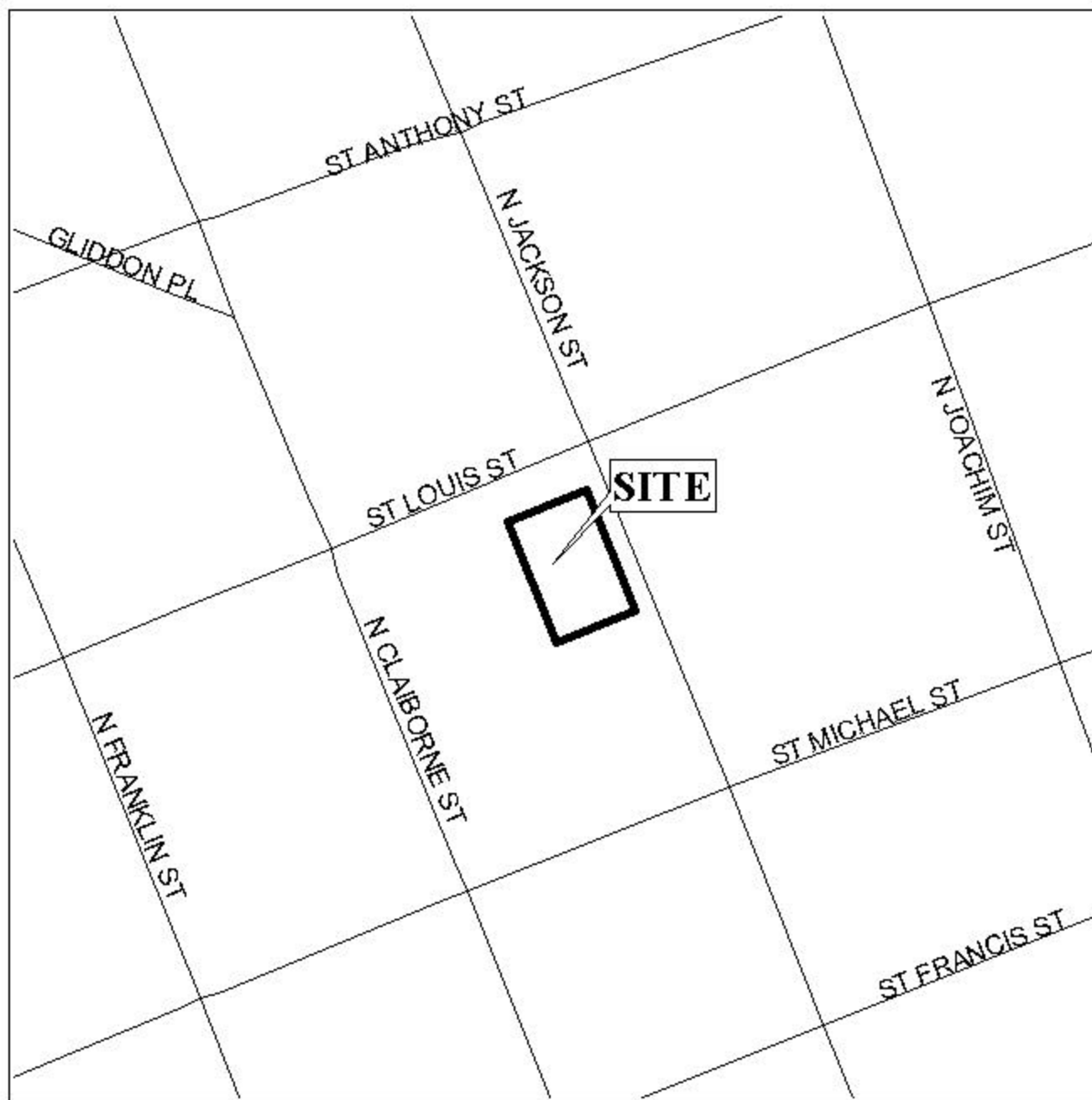
The purpose of this application is to subdivide a metes and bounds parcel into two lots.

The two lots share access and parking; therefore, the submission and approval of an Administrative Planned Unit Development would be required.

The site is located downtown and many of the small, narrow lots are nonconforming; as proposed, Lot 2 would have 1,667 square feet of area. In B-4 districts, there is no minimum area requirement for building sites; therefore, a waiver of Section V.D.2. would be both required and recommended for the proposed lot. Additionally, Lot 2 would also exceed the width to depth ratio of the Subdivision Regulations, necessitating a waiver of Section V.D.2.

With a waiver of Sections V.D.2. and V.D.3., the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following condition: 1) the submission of an Administrative PUD for the shared access and parking.

LOCATOR MAP



APPLICATION NUMBER 12 DATE November 20, 2003

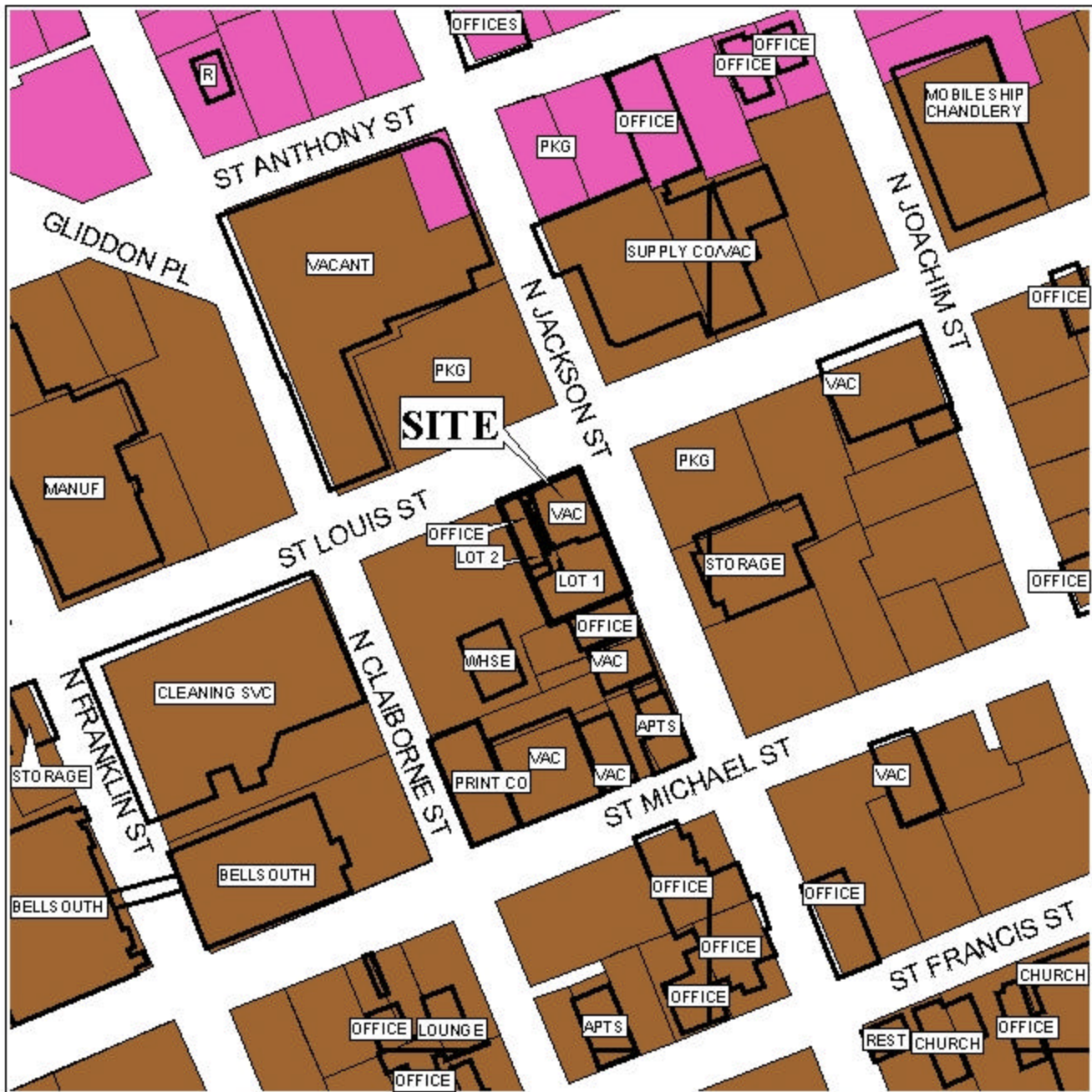
APPLICANT Clements Subdivision

REQUEST Subdivision



NTS

CLEMENTS SUBDIVISION



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LEGEND



NTS