

# **GUSTIN ADDITION TO JACKSON 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.

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, 0.3  $\pm$  acre subdivision which is located on the West side of Jackson Street, 80'  $\pm$  South of Congress 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 of records.

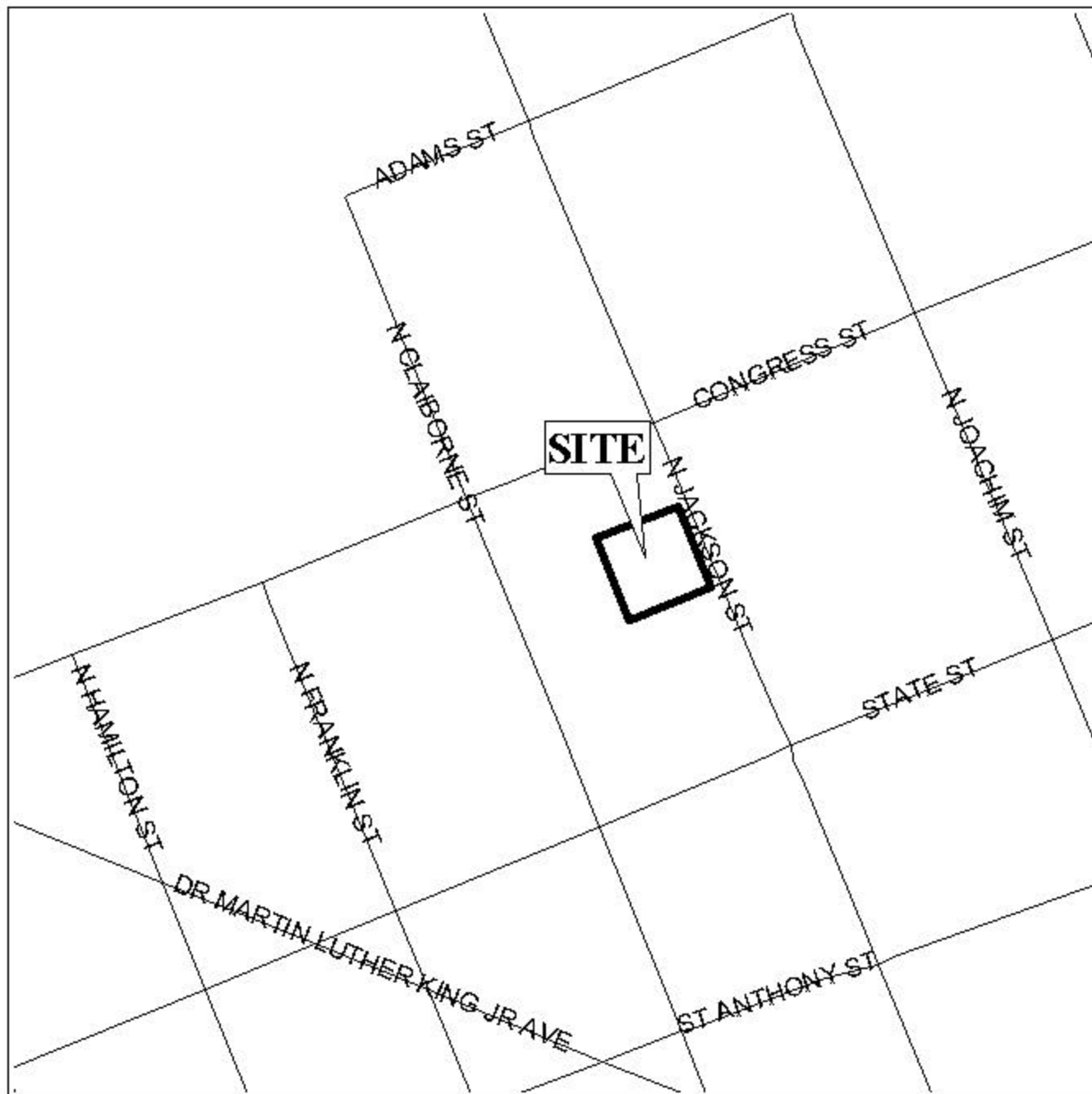
The two lots share access and parking; therefore, the submission and approval of an Administrative Planned Unit Development would be required.

The site is located downtown and many of the small lots are nonconforming and as proposed Lot 1 would have 5,195 square feet of area. In R-B 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.

The Zoning Ordinance allows a 5' front yard setback in R-B districts and due to the historic nature (De Tonti Historic District) of the neighborhood. A waiver of V.D.9. would be required to reduce the 25-foot setback to 5-feet as allowed by the Zoning Ordinance.

With a waiver of Sections V.D.2. and V.D.9., the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the placement of a 5-foot setback line along the street frontage; and 2) the submission of an Administrative PUD for the shared access and parking.

## LOCATOR MAP



APPLICATION NUMBER 14 DATE December 18, 2003

APPLICANT Gustin Addition to Jackson Street Subdivision

REQUEST Subdivision



# GUSTIN ADDITION TO JACKSON STREET SUBDIVISION



APPLICATION NUMBER 14 DATE December 18, 2003

LEGEND

