

SIMPLE LOT SPLIT PETITION REVIEW REPORT

Petition Number:	SUB 23-01
Petitioner:	Gerald Bedrin 65 Harristown Rd. Glen Rock, NJ 02457
Agent:	Joe Pfleger 257 Chesterfield Business Pkwy Chesterfield, MO 63005
Project Name:	Olde Towne Plaza Simple Lot Split
Requested Action:	Simple Lot Split Approval
Public Hearing Date:	March 6, 2023
Code Section:	Chapter 25, Article II, Sec. 25-38 Appendix A, Article IX
Location:	14808 & 14820 Manchester Rd.
Existing Land Use/Zoning:	Commercial/ C-1
Surrounding Land Use/Zoning:	North – Commercial/ C-1 South – Residential/ R-2 & Public Activity/ PA West - Commercial/ C-1 East - Commercial/ C-1
Plan Designation:	N/A

Project Description:

Mr. Bedrin & Mr. Pflieger are requesting a simple lot split of 14808 Manchester Rd. to create two separate parcels at Olde Towne Plaza between the current Lowe's and the remainder of the shopping center.

Zoning Ordinance Requirements Appendix A, Article IX (Commercial/ C-1):

- Article IX, Section 1 is a general introductory statement and imposes no design or plan requirements so it is not germane to this review.
- Article IX, Section 2 establishes uses allowed by right in the C-1 district. There are no new development proposed outside the previously approved businesses, which were allowed occupancy of these parcels between 1999 and 2000
- Article IX, Section 3 establishes a height limitation of 45'. No change is proposed.
- Article IX, Section 4 (1) requires a minimum of 40' for the front yard. No change is proposed.
- Article IX, Section 4 (2) dictates that a side yard is not required for this scenario.
- Article IX, Section 4 (3) requires a minimum of 25' for the rear yard. No change is proposed.
- Article IX, Section 7 establishes site development regulations. No changes are proposed.

Simple Lot Split Ordinance Requirements Chapter 25, Article II, Sec. 25-38:

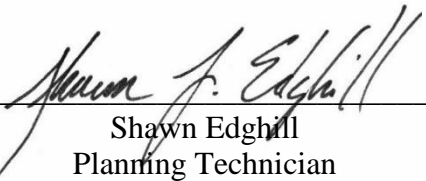
Article II, Section 25-38 (b) states that whenever there is a tract under single ownership which is to be re-subdivided into two (2) lots, and which exists as a legal lot of record, such a division shall be designated as a "lot split" if the following criteria are met:

- That no additional improvements are required that would necessitate the posting of an escrow or bond, including concrete sidewalks, water mains, and landscaping within a street right-of-way dedication. Establishment of a right-of-way only shall not be construed as an improvement in this section. The proposed parcels appear to meet this requirement.

- That no provisions for common land or recreational facilities are included in the proposal. The proposed parcels appear to meet this requirement.
- That the use of the lot split procedure does not adversely affect the subject parcel or any adjoining properties. The proposed parcels appear to meet this requirement.
- That the proposed lot split is not in conflict with any provisions of the zoning ordinance. The proposed parcels appear to meet this requirement.
- That no variances are required. The proposed parcels appear to meet this requirement.

Staff Recommendation:

Staff has no objections to this proposal.



Shawn Edghill
Planning Technician