

MEMORANDUM

Business Item A

From: Administrator/Staff
To: Plan Commission
Re: Plan Commission review & recommendation on a Certified Survey Map (CSM) submitted by McMahon Associates, Inc. on behalf of Trident Holdings, LLC to create two new lots from Tax ID #006-0340-03-01 (2517 W American Dr).

Please see the comments below from Code Administrator Kamke:

This proposal is to divide one lot zoned B-2 Community Business to create two new code-conforming lots with no zoning district change proposed. The request is to divide the property to create opportunity to build a new principal building (office) on proposed Lot 1.

The existing parcel is located at 2517 West American Drive, situated between Eagle Heights Drive and the Town's booster pump station at the intersection of West American Drive and Clayton Avenue. Wetland delineations have been performed in this area in 2017, 2021, and specifically for this property again in 2026. The extent of wetland areas from the 2026 determination are shown on the proposed survey map.

The property is served by the public utilities of sewer from the Clayton Sanitary District #1, and water service as provided through Village of Fox Crossing Utilities. There is one building currently being constructed on the east side of proposed Lot 2, as was approved by the Town in 2025. Measurements from lot lines to the structure indicate the building is code-conforming to the required setbacks. Setbacks are documented in text on the map face, and match the standards for the B-2 zoning district.

Lot dimensional standards for sewer lots in the B-2 Community Business district require at least 15,000 square feet of area, minimum of 85 feet for average lot width, and at least 75 feet of road frontage. Using the equation in section C. of Exhibit 8-5, the average lot width for proposed Lot 1 is 195.96 feet and will have 321.42 feet of road frontage. The averaged lot width of Lot 2 calculates to over 926 feet and its road frontage exceeds 770 feet. Lot 1 is proposed for 1.076 acres (46,855 square feet) and Lot 2 will keep the remaining 7.099 acres (309,242 square feet), meaning both lots will meet the minimum dimensional standard requirements for the B-2 zoning district.

Staff recommends approval of this survey with the following conditions:

1. Remove the signature section for the Village of Fox Crossing Approval (Extraterritorial), since that authority was waived as part of the current intergovernmental boundary agreement.

SUGGESTED MOTION(S):

Motion to recommend approval of the CSM submitted by McMahon Associates, Inc. on behalf of Trident Holdings, LLC with the one (1) recommended staff condition.

If you have any questions about this information, please call or e-mail me.

Respectfully Submitted,
Kelsey