

## Staff Report

**ACTION ITEM:** Consider a request to approve the final plat of Cook Subdivision submitted by Ronald David Cook.

**APPLICANT:** Ronald David Cook

**APPLICANT STATUS:** Property owner

**PURPOSE:** To sell the house and open a business on the other lot.

**SIZE:** (Lot 1 - .57 acres/ 24,951 sq ft) - (Lot 2 - .24 acres/ 10,641 sq ft)

**PRESENT USES:** Single-family residential

**PROPOSED USE:** Open a restaurant.

**ZONING:** I-1 Light Industrial

**SURROUNDING LAND USE:** North – C-2 General Commercial District; South – I-1 Light Industrial District; East – I-1 Light Industrial District; West – I-1 Light Industrial District

**HISTORY:** N/A

**TRANSPORTATION AND PARKING:** All required street frontage and parking currently exist.

**APPLICABLE REGULATIONS:** Zoning Code (Chapter 65)

**2009 COMPREHENSIVE PLAN:** General Commercial

**MAJOR STREET PLAN:** This does not interfere with the major street plan.

**FLOODPLAIN INFORMATION:** This property is not in a floodplain per FEMA panel 29031C0139E dated 9/29/11.

**PHYSICAL CHARACTERISTICS:** This property is located next to Straightway Service.

**COMMENTS:** The owner wants to separate into two lots because he eventually wants to sell the house that will be lot 2 and open a restaurant on lot 1.

**ACTION REQUIRED:** The Commission shall approve or deny this request. The Commission's action serves as a recommendation to the Board of Alderman. A positive recommendation requires a simple majority of the Board of Alderman for approval, and a negative recommendation requires a super-majority (6 votes).