

Staff Report

ACTION ITEM: Consider a request to approve a re-subdivision plat of Deer Ridge Subdivision submitted by WPSD Properties, LLC.

APPLICANT: WPSD Properties, LLC.

APPLICANT STATUS: Property Owner

PURPOSE: To subdivide an existing lot into two (2) lots.

SIZE: 8.23 Acres/ Lot One 6.23 Acres/ Lot Two 2.00 Acres

PRESENT USES: A C-2 General Commercial District with an Animal Clinic.

PROPOSED USE: C-2 General Commercial District with an Animal Clinic on Lot One and a Business on Lot Two.

SURROUNDING LAND USE: North C-2 General Commercial District & R-3 One and Two Family Residential District; South R-2 Single Family District; East C-2 General Commercial District; West R-2 Single Family District.

HISTORY: In March 2003, the Board of Aldermen approved the Preliminary Plat of Deer Ridge Subdivision. Dr. Wanda Pipkin and Dr. Shelly Daume, the applicants and owner, decided not to pursue the subdivision in October 2003 and withdrew it.

TRANSPORTATION AND PARKING: There is street frontage for both lots facing N High Street.

APPLICABLE REGULATIONS: Land Subdivision Regulations (Chapter 57) and Zoning Regulations (Chapter 65)

2024 COMPREHENSIVE PLAN: General Commercial

MAJOR STREET PLAN: The major street plan is not affected.

FLOODPLAIN INFORMATION: This property is not located in a floodplain per FEMA panel 29031C0143E DATED 9-29-2011

PHYSICAL CHARACTERISTICS: No unusual characteristics were noted.

COMMENTS: The subdivision plat has been reviewed for compliance with the Land Subdivision Regulations. They are requesting a variance to the subdivision regulations regarding the water distribution system, which requires a separate water tap connection for each lot from the main water line. The main water line is on the east side of N High Street. They want to connect to a private service line that feeds the animal clinic.

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 Aldermen for approval, and a negative recommendation requires a supermajority (6 votes). Variance requests require a supermajority (six votes) from the Board of Aldermen to approve.