

Staff Report

ACTION ITEM: Preliminary Plat of Old Orchard Town Homes Subdivision

APPLICANT: Fruitland Investments, LLC & Lyndon Properties, LLC

APPLICANT STATUS: Owner

PURPOSE: Divide for residential development

SIZE: 3.88 acres

PRESENT USES: Vacant and undeveloped

PROPOSED USE: R-3 One and Two Family Residential

SURROUNDING LAND USE: West and South is out of the City Limits, East and North is R-2 Single Family Residential District

HISTORY: Wooded area that has been cleared off.

TRANSPORTATION AND PARKING: All street frontage and parking will be developed.

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

2009 COMPREHENSIVE PLAN: Regional Center

MAJOR STREET PLAN: Does not interfere with the major street plan.

FLOODPLAIN INFORMATION: Not in the floodplain per FEMA map 29031C0163E dated 9-29-2011.

PHYSICAL CHARACTERISTICS: None

COMMENTS: This will be a 4-lot subdivision with a temporary cul-de-sac street. The developer wants to either build duplexes, tri-plexes, or quad-plexes.

ACTION REQUIRED: The Commission shall vote to recommend approval or denial. The Board of Alderman will make a final decision. Denial by the P&Z Commission will require a 2/3 vote by the Board of Alderman.