

Staff Report

ACTION ITEM: Consider a request to approve a minor subdivision plat of Teresa R. Maurer E. Main Subdivision submitted by the Teresa Rosette Maurer Revocable Living Trust

APPLICANT: Teresa Rosette Maurer Revocable Living Trust

APPLICANT STATUS: Property Owner

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

SIZE: 2.62 Acres/ Lot one 1.50 Acres/ Lot two 1.12 Acres

PRESENT USES: A C-2 General Commercial District having Rhodes convenient store.

PROPOSED USE: C-2 General Commercial District

SURROUNDING LAND USE: C-2 General Commercial District in all directions

HISTORY: N/A

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

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

2024 COMPREHENSIVE PLAN: General Commercial

FLOODPLAIN INFORMATION: This property is not located in a floodplain per FEMA panel 29031C0144E 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

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).