MEMORANDUM

To: Planning Commission

From: Ryan Harris, Staff Planner

Date: July 9, 2021

RE: **Ridley's Commercial Subdivision Concept Review**

Zone: C-1
Size: 3.65 acres
Lots: 3

The Ridley's Subdivision is located at approximately 500 East and Main Street. The proposed commercial subdivision is located in the C-1 zone and consists of 3 lots on 3.65 acres. There are no minimum or maximum frontage or lot size requirements in the C-1 land use regulations.

This is a commercial subdivision concept review and this review is for the Planning Commission to give feedback to the developer. The review of the concept plan shall not constitute an approval of any kind.

Subdivisions with three lots or less have an expedited review process. After the concept review, the developer will need to submit preliminary/final subdivision plans. The preliminary/final plans will be reviewed by the Development Review Committee (DRC) and a recommendation will be forwarded to the Planning Commission. The Planning Commission will be the land use authority and will approve the subdivision.

Attachments:
1. Zoning and Location Map
2. Concept Plan

ATTACHMENT 1: ZONING AND LOCATION MAP

Project Location

ATTACHMENT 2: CONCEPT PLAN

Scale: 1" = 50'

50' 0 50' 100'

400 E

400 East Street

500 East Street

Lot 3
55,689 Sq. Ft.
1.28 Acres

Retail
7,340 Square Feet

Lot 2
50,902 Sq. Ft.
1.17 Acres

Lot 1
52,585 Sq. Ft.
1.21 Acres

Tire Store
8,651 Square Feet

Fast Food
5,777 Square Feet

Main Street

Interstate Highway I-15 Off-Ramp

Lot 1
Site Area = 52,585 s.f. (1.21 ac.)
Landscape Area Provided = 8,608 s.f. (16.4%)
Impervious Area Provided = 38,200 s.f. (72.6%)
Building Area = 5,777 s.f (11.0%)
Parking Provided = 5.5/1000 s.f. = 32 stalls

Lot 2
Site Area = 50,902 s.f. (1.17 ac.)
Landscape Area Provided = 16,436 s.f. (32.3%)
Impervious Area Provided = 25,815 s.f. (50.7%)
Building Area = 8,651 s.f (17.0%)
Parking Provided = 3.8/1000 s.f. = 33 stalls

Lot 3
Site Area = 55,689 s.f. (1.28 ac.)
Landscape Area Provided = 23,453 s.f. (42.1%)
Impervious Area Provided = 24,896 s.f. (44.7%)
Building Area = 7,340 s.f (13.2%)
Parking Provided = 6/1000 s.f. = 44 stalls