



Legislation Details (With Text)

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**File created:** 9/1/2022      **In control:** Planning Board  
**On agenda:** 9/13/2022      **Final action:**  
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**Title:** Request for Preliminary Plat Approval - Girard Place Phase II

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Girard Place Phase II - Preliminary Plat Application, 2. Review Comments Girard Phase II\_Prelim Plat

Date	Ver.	Action By	Action	Result
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**TO:** Planning Board Members

**FROM:** Cynthia Cannon, Assistant Planning & Zoning Manager

**DATE:** 9/6/2022

**SUBJECT:**

Request for Preliminary Plat Approval - Girard Place Phase II

**BACKGROUND:**

Segan Ventures, LLC is requesting preliminary plat approval for the Girard Place Phase II subdivision located along South Reuss Street; near the intersection of Garden Street. These properties are located within the C-2 zoning district of which three (3) parcels will be subdivided into twelve (12) lots to accommodate single-family attached residences. Additionally, these fall within the Dense Business Area (DBA) district.

- Per Sec. 12-2-76: Subdivision of 5 lots or more constitutes a major subdivision
- Property area: 0.62 acres
- Setback requirements:
  - Front Yard - Shall not exceed 10 feet
  - Side and Rear - Zero Lot Line Setbacks

The preliminary plat has been routed through the various City departments and utility providers. The comments received to date have been provided within your packet.

