

AGENDA

PUBLIC HEARING

1. Open Public Hearing
2. 2018-07, Conditional Use Permit, Tiger Express Car Wash, 1384 Jeffco Blvd
3. 2018-16, Minor Record Plat, Immaculate Conception, 2300 Church
4. 2018-18, Minor Record Plat, Dennis Doering, end of Engle Drive
5. Close Public Hearing

REGULAR MEETING

1. Call to order
2. Pledge of Allegiance
3. Roll Call of Commissioners
4. Review and Approval of Agenda
5. Approval of Minutes
 - a. April 24, 2018
6. Questions from the floor
7. Conditional Use Permit
 - a. 2018-07, Conditional Use Permit, Tiger Express Car Wash, 1384 Jeffco Blvd
8. Commercial Site Plan
 - a. 2018-08, Tiger Express Car Wash, 1384 Jeffco Blvd
9. Record/Minor Record Plat
 - a. 2018-16, Minor Record Plat, Immaculate Conception, 2300 Church
 - b. 2018-18, Minor Record Plat, Dennis Doering, end of Engle Drive
10. Variance
 - a. 2018-19, Variance to Fencing setbacks, 1130 Hickory Ridge Trail
11. Staff Report
12. Old Business/Commissioners Report
13. Adjournment

CITY OF ARNOLD PLANNING COMMISSION, MAY 22, 2018 MEETING

TO: PLANNING COMMISSION
FROM: MARY P. HOLDEN, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: 2018-16, RECORD/MINOR RECORD PLAT, IMMACULATE CONCEPTION CONSOLIDATION PLAT, 2300 CHURCH ROAD
DATE: MAY 18, 2018
CC:

Request

Brandon A Harp, P.E., of Civil Engineering Design Consultants, has submitted on behalf of Jefferson County Catholic Real Estate Corp., for approval of a minor record plat to consolidate six parcels into one. The single lot will be 19.70 acres and contain R-5 and C-3 zoning. Attached is the application, aerial of the site and the proposed minor record plat.

Analysis

Staff has no concerns regarding the minor record plat except for the dual zone districts. In the past, we have encountered dual zoning on one lot that has caused problems for land use, setback requirements, buffer requirements, etc. Staff is recommending a condition that the property must be zoned all one district and Staff recommends making is all R-5.

Recommendation

Staff recommends the Planning Commission forward a recommendation of approval with the below condition:

1. The parcel is rezoned to one zone district and the application is submitted prior to signing the City signing the plat.