



# Rezoning, Special Use Permit & Preliminary Plat – terminus of Suter Street









Google



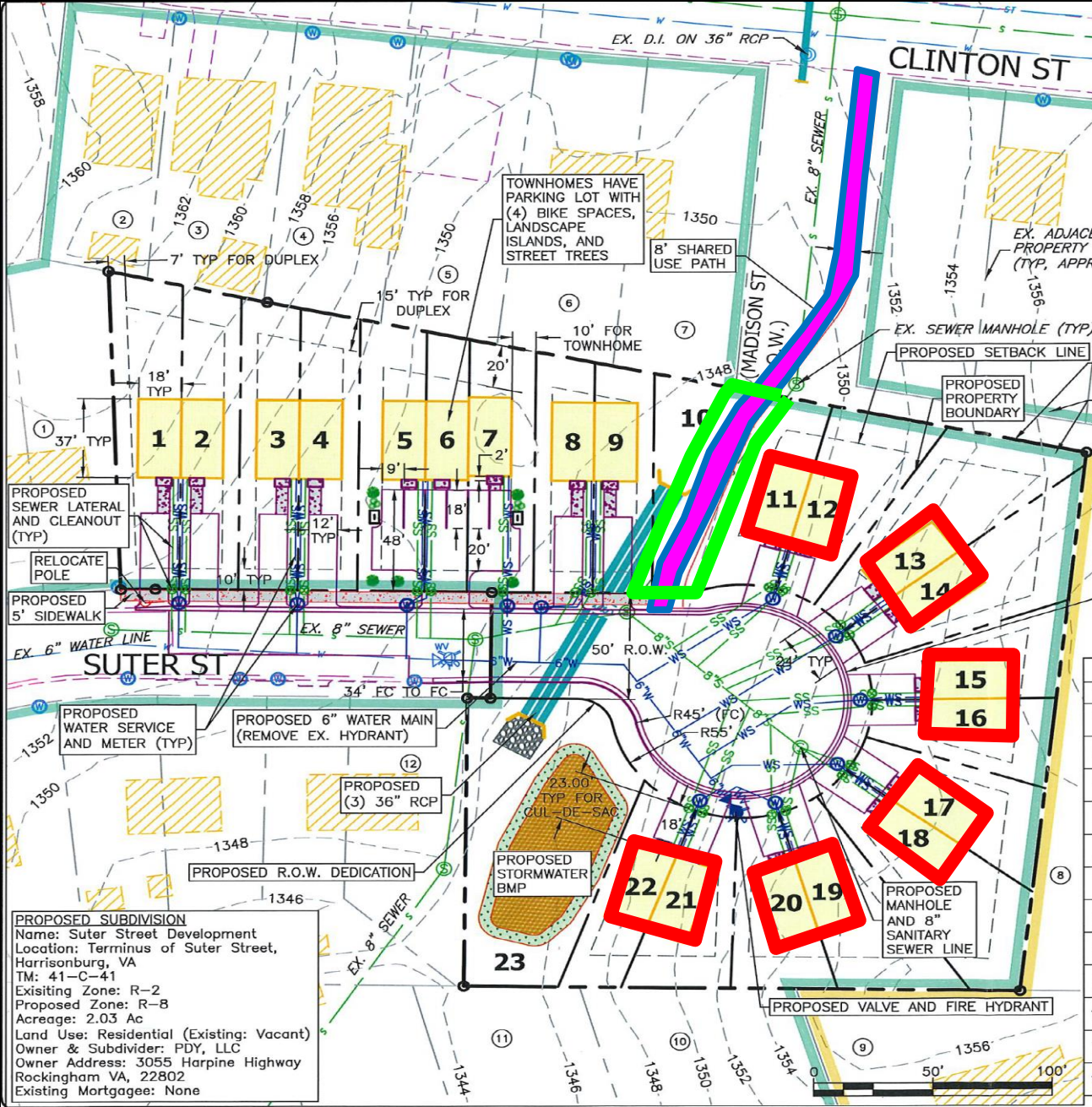


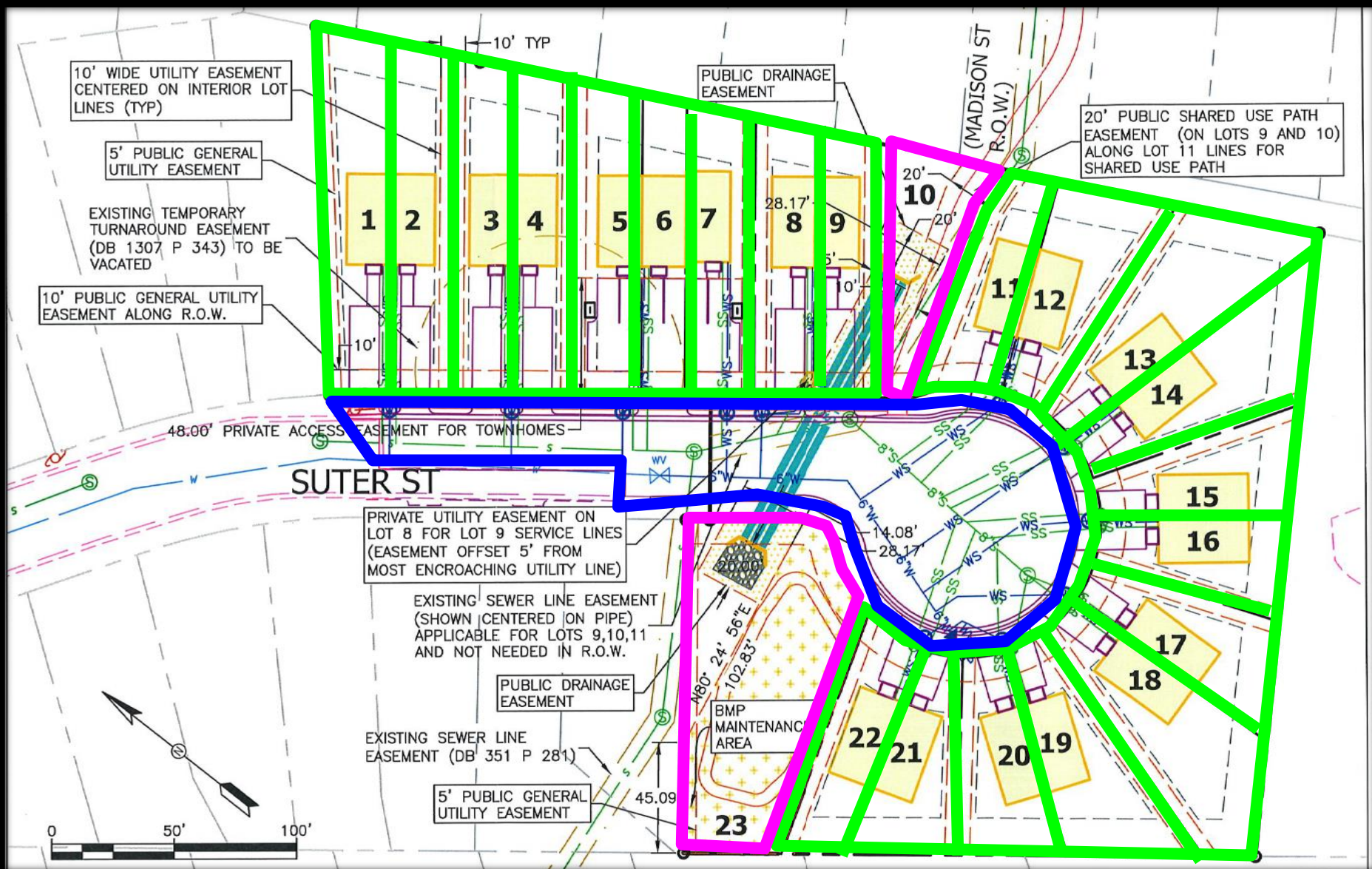




# Proffers

- 1. Construct an asphalt surface 8 ft wide shared use path, to connect the proposed Suter St. cul-de-sac and Clinton St. through the existing Madison St right-of way.**
- 2. Duplex structures on lots numbered 11-22 on the 'Preliminary Plat-Site Layout' drawing, dated 7-9-2021 and prepared by Colman Engineer, PLC, shall have a minimum 23-ft front setback.**
- 3. Provide a 20-ft wide Public Shared Use Path Easement on lots 9 and 10 depicted on the 'Preliminary Plat – Easements and Typical Section' drawing dated 7/30/21, and prepared by Colman Engineering, PLC.**





10' WIDE UTILITY EASEMENT  
CENTERED ON INTERIOR LOT  
LINES (TYP)

5' PUBLIC GENERAL  
UTILITY EASEMENT

EXISTING TEMPORARY  
TURNAROUND EASEMENT  
(DB 1307 P 343) TO BE  
VACATED

10' PUBLIC GENERAL UTILITY  
EASEMENT ALONG R.O.W.

PUBLIC DRAINAGE  
EASEMENT

20' PUBLIC SHARED USE PATH  
EASEMENT (ON LOTS 9 AND 10)  
ALONG LOT 11 LINES FOR  
SHARED USE PATH

48.00' PRIVATE ACCESS EASEMENT FOR TOWNHOMES

SUTER ST

PRIVATE UTILITY EASEMENT ON  
LOT 8 FOR LOT 9 SERVICE LINES  
(EASEMENT OFFSET 5' FROM  
MOST ENCROACHING UTILITY LINE)

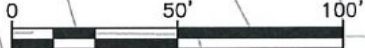
EXISTING SEWER LINE EASEMENT  
(SHOWN |CENTERED| ON PIPE)  
APPLICABLE FOR LOTS 9,10,11  
AND NOT NEEDED IN R.O.W.

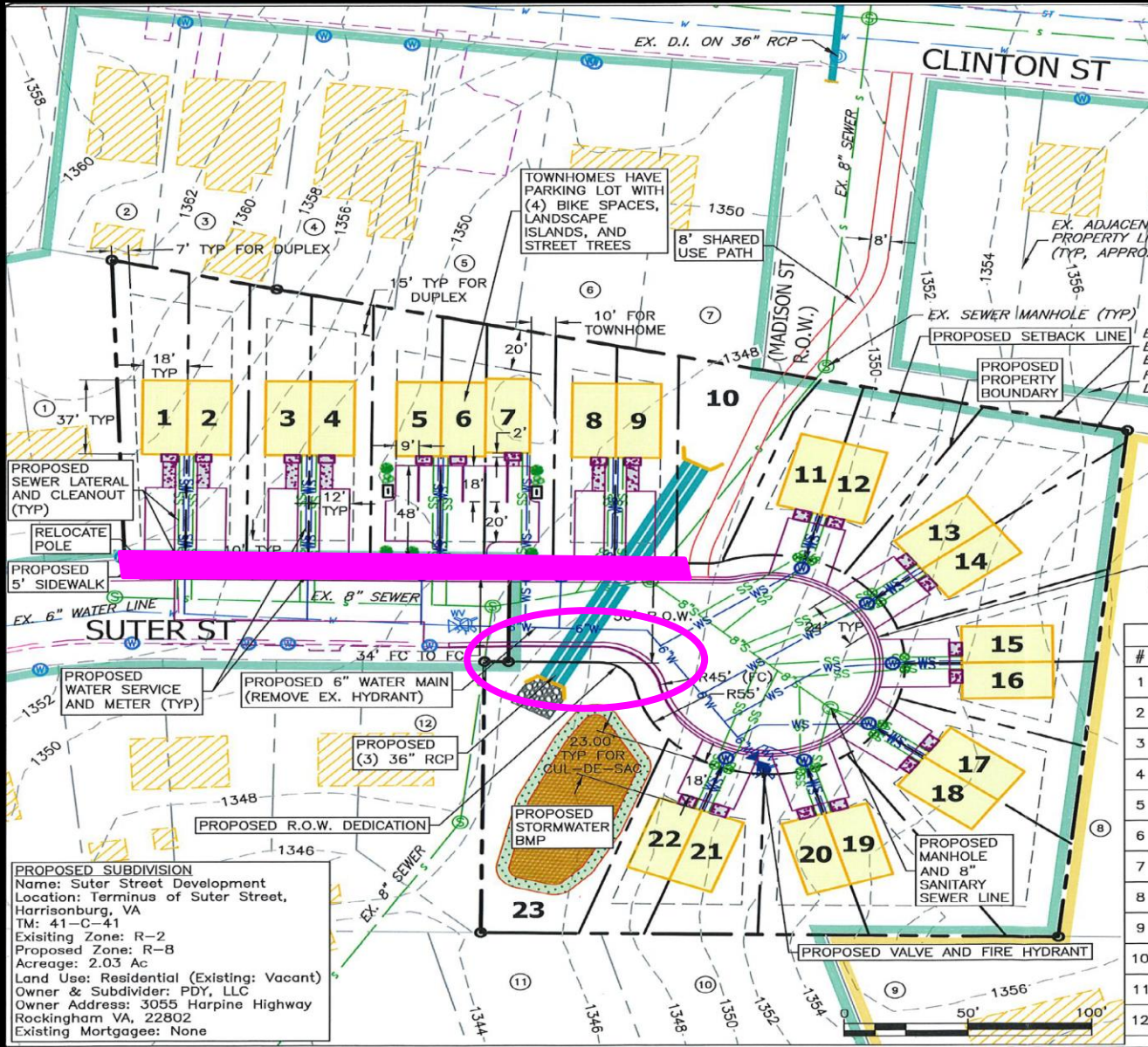
PUBLIC DRAINAGE  
EASEMENT

EXISTING SEWER LINE  
EASEMENT (DB 351 P 281)

5' PUBLIC GENERAL  
UTILITY EASEMENT

BMP  
MAINTENANC  
AREA







SUTER ST

JEFFERSON ST

MONROE ST

ASHBY AVE

MADISON ST

ALBERT ST

CLINTON ST

N MAIN ST

CHARLES ST

# Recommendation

**Staff and Planning Commission (5-0) recommend approval of the rezoning, SUP, and preliminary plat with variances to the Subdivision Ordinance.**