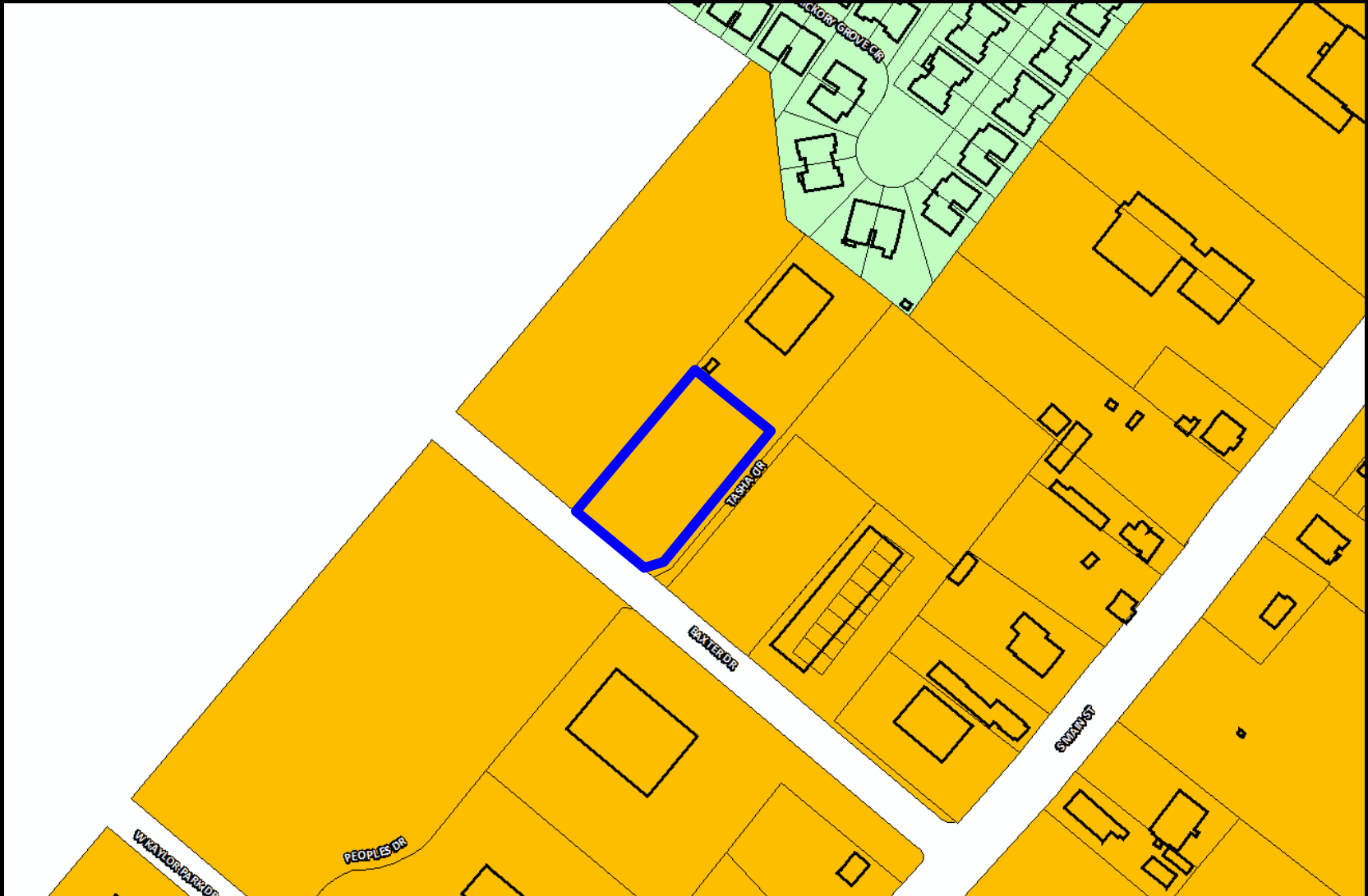
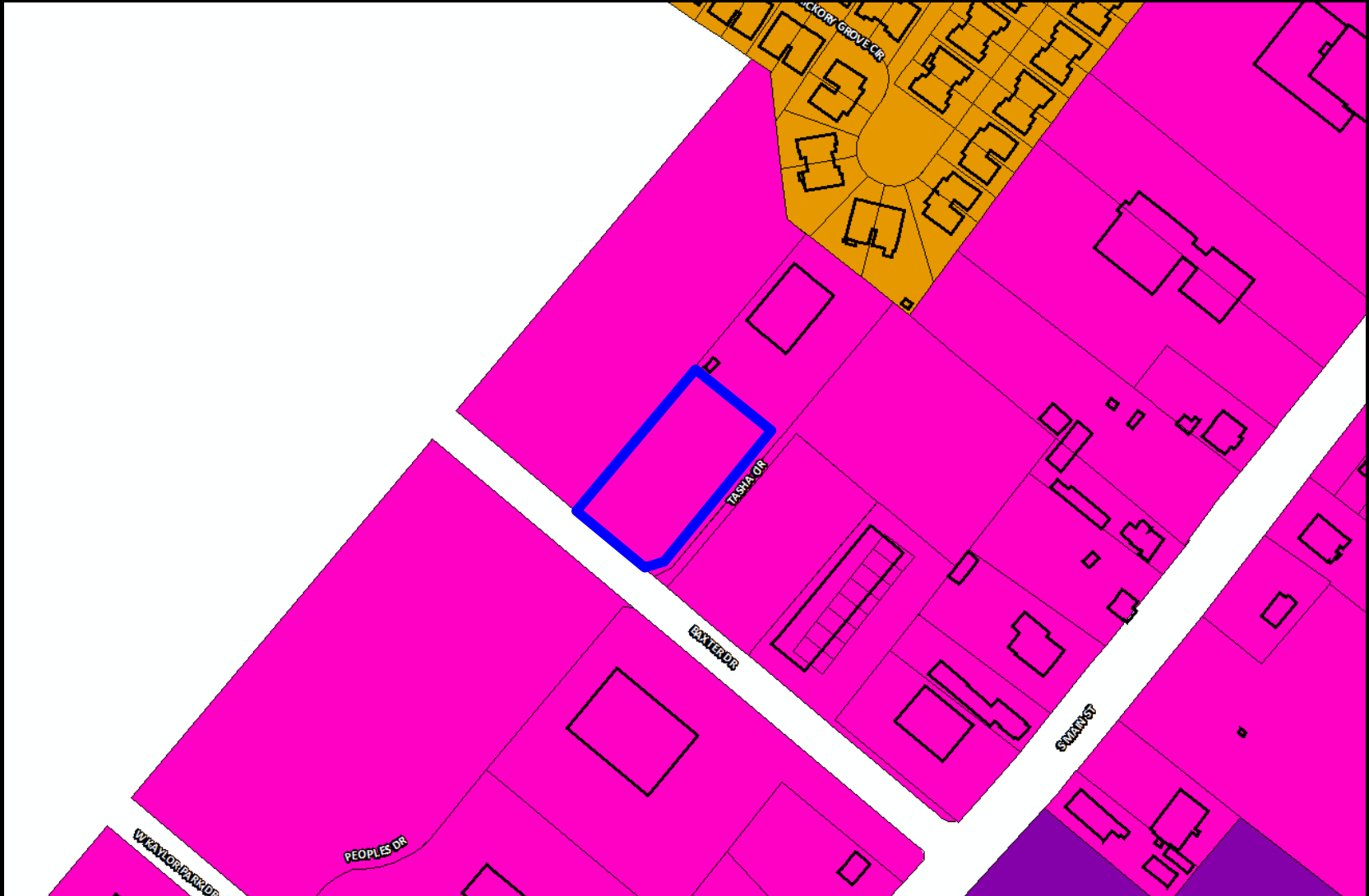


Preliminary Plat and Special Use Permits – 50 Baxter Drive (To Allow Manufacturing, Processing, and Assembly Operations and Allow Multiple-Family Dwellings in B-2)

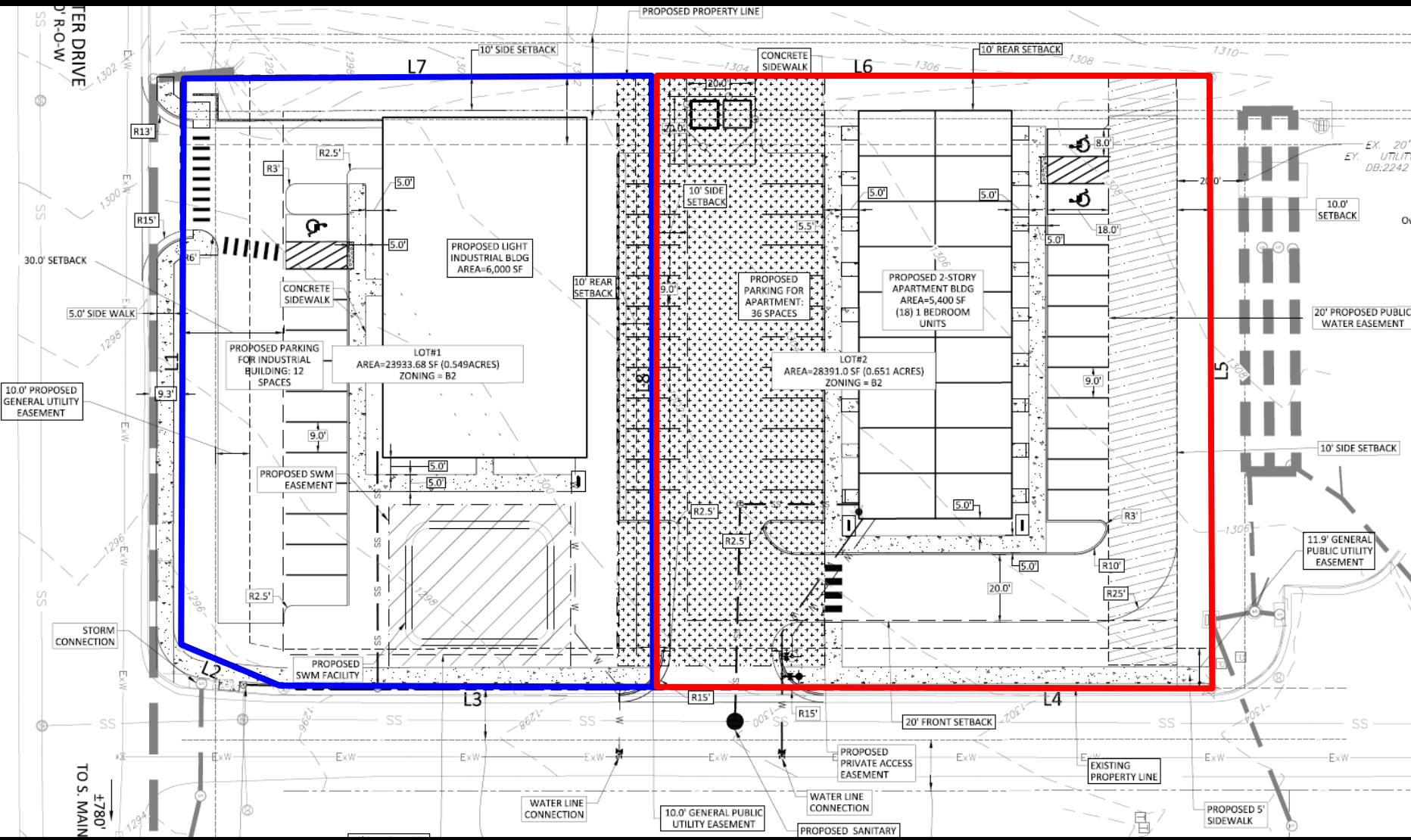


Preliminary Plat and Special Use Permits – 50 Baxter Drive (To Allow Manufacturing, Processing, and Assembly Operations and Allow Multiple-Family Dwellings in B-2)



Preliminary Plat and Special Use Permits – 50 Baxter Drive (To Allow Manufacturing, Processing, and Assembly Operations and Allow Multiple-Family Dwellings in B-2)





PROPOSED LIGHT INDUSTRIAL BLDG
AREA=6,000 SF

LOT#1
AREA=23933.68 SF (0.549ACRES)
ZONING = B2

PROPOSED PARKING FOR
APARTMENT:
36 SPACES

LOT#2
AREA=28391.0 SF (0.651 ACRES)
ZONING = B2

PROPOSED 2-STORY
APARTMENT BLDG
AREA=5,400 SF
(18) 1 BEDROOM
UNITS

EX. 20' UTILITY
DB:2242

10.0' SETBACK

20' PROPOSED PUBLIC
WATER EASEMENT

10' SIDE SETBACK

11.9' GENERAL PUBLIC
UTILITY EASEMENT

20' FRONT SETBACK

10.0' GENERAL PUBLIC
UTILITY EASEMENT

PROPOSED SANITARY

PROPOSED 5'
SIDEWALK

WATER DRIVE
D.R.O.W.

30.0' SETBACK

10.0' PROPOSED
GENERAL UTILITY
EASEMENT

STORM
CONNECTION

TO S. MAIN
1/780'

WATER LINE
CONNECTION

WATER LINE
CONNECTION

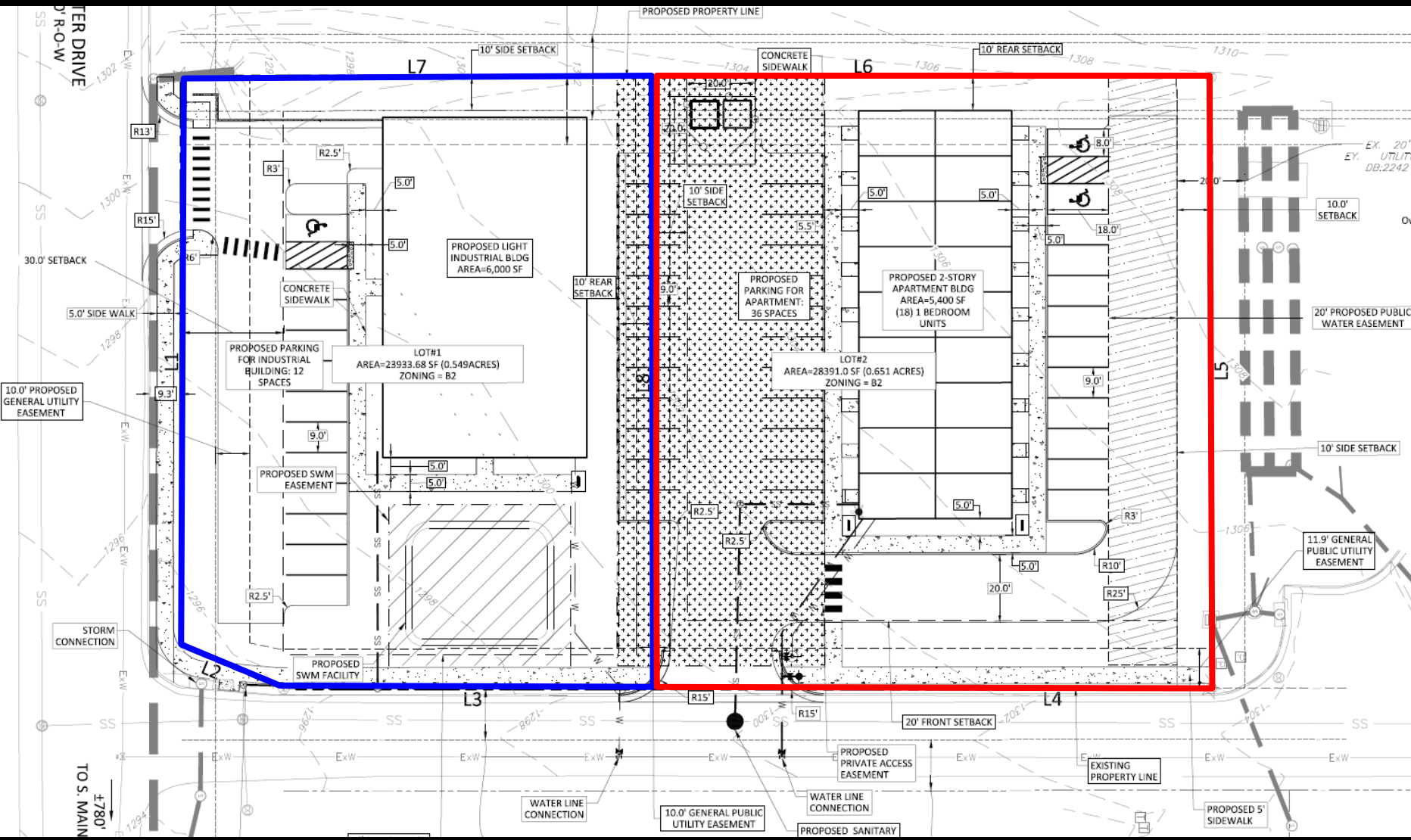
EXISTING
PROPERTY LINE

PROPOSED PROPERTY LINE

EXISTING
PROPERTY LINE

Proposed Conditions for Manufacturing, Processing, and Assembly SUP

1. The special use permit shall only be applicable for a dietary supplement manufacturing operation or a substantially similar operation.
2. The special use permit shall be restricted to no greater than 6,000 square feet of gross floor area.
3. If in the opinion of Planning Commission or City Council, the use becomes a nuisance, the special use permit can be recalled for further review, which could lead to the need for additional conditions, restrictions, or the revocation of the permit



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LOT#2
AREA=28391.0 SF (0.651 ACRES)
ZONING = B2

10.0' PROPOSED
GENERAL UTILITY
EASEMENT

EX. 20' UTILITY
DB:2242

10.0' SETBACK

20' PROPOSED PUBLIC
WATER EASEMENT

10' SIDE SETBACK

11.9' GENERAL PUBLIC UTILITY
EASEMENT

20' FRONT SETBACK

10.0' GENERAL PUBLIC
UTILITY EASEMENT

EXISTING
PROPERTY LINE

PROPOSED 5'
SIDEWALK

TER DRIVE
P-R-O-W

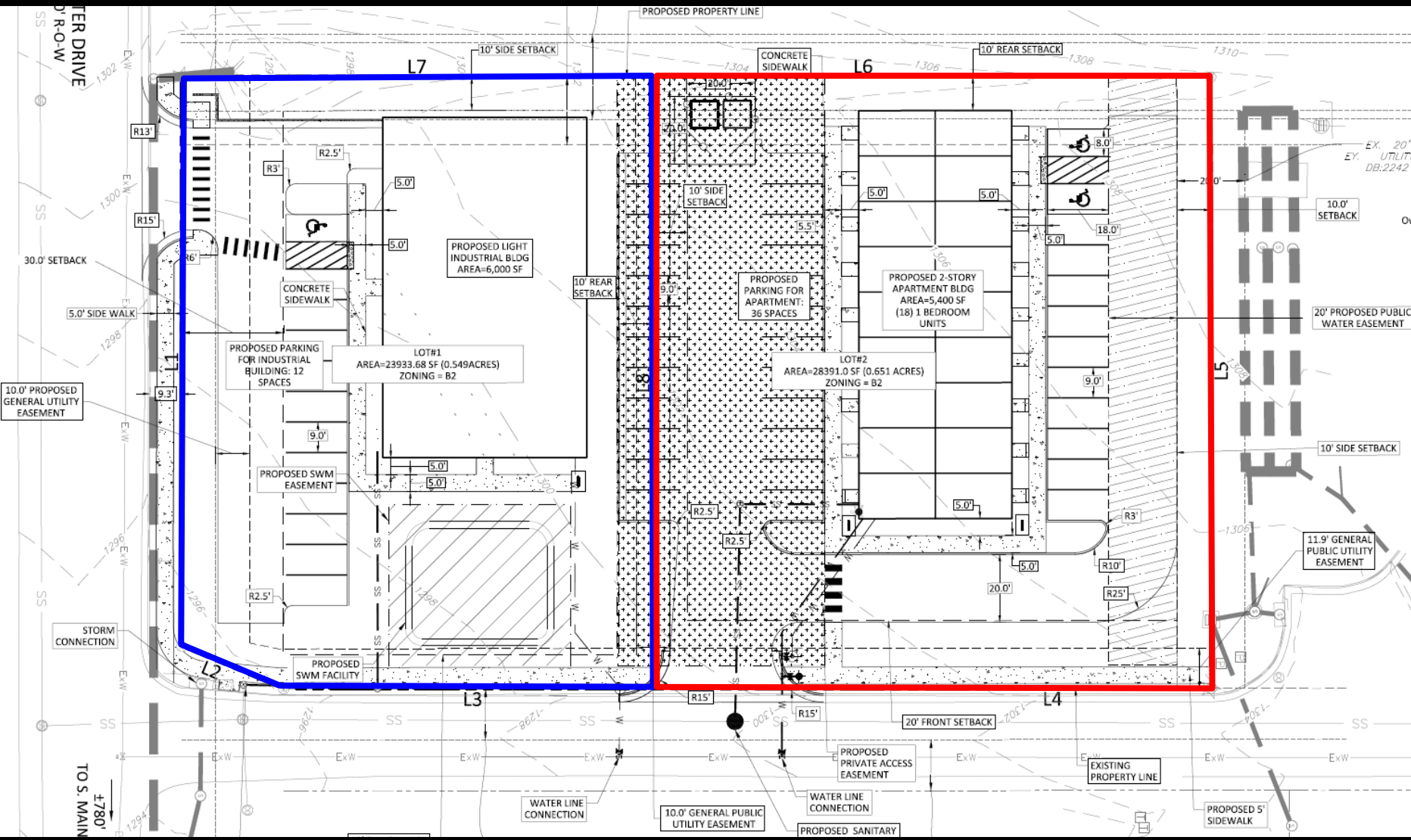
TO S. MAIN
780'

Proposed Condition for Multi-Family Units SUP

- Between 18 and 36 parking spaces shall be provided.

Subdivision Ordinance Variance

Section 10-2-42 (c) of the Subdivision Ordinance, which requires that all lots shall have public street frontage.



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APARTMENT:
36 SPACES

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PROPOSED 2-STORY
APARTMENT BLDG
AREA=5,400 SF
(18) 1 BEDROOM
UNITS

10.0' PROPOSED
GENERAL UTILITY
EASEMENT

10.0' SETBACK

20' PROPOSED PUBLIC
WATER EASEMENT

10' SIDE SETBACK

11.9' GENERAL PUBLIC
UTILITY EASEMENT

20' FRONT SETBACK

10.0' GENERAL PUBLIC
UTILITY EASEMENT

PROPOSED SANITARY

PROPOSED 5'
SIDEWALK

EX. 20' UTILITY
DB:2242

EXISTING
PROPERTY LINE

WATER LINE
CONNECTION

WATER LINE
CONNECTION

PROPOSED PRIVATE
ACCESS
EASEMENT

PROPOSED SWM
FACILITY

PROPOSED SWM
EASEMENT

PROPOSED PARKING
FOR INDUSTRIAL
BUILDING: 12
SPACES

CONCRETE
SIDEWALK

CONCRETE
SIDEWALK

WATER DRIVE

TO S. MAIN
4780'

Recommendation

Staff and Planning Commission (4-0) recommends approval of both SUPs with conditions and approval of the preliminary plat with variance.

Staff also recommends an extension of approval from 12 months to 24 months for both SUP requests.