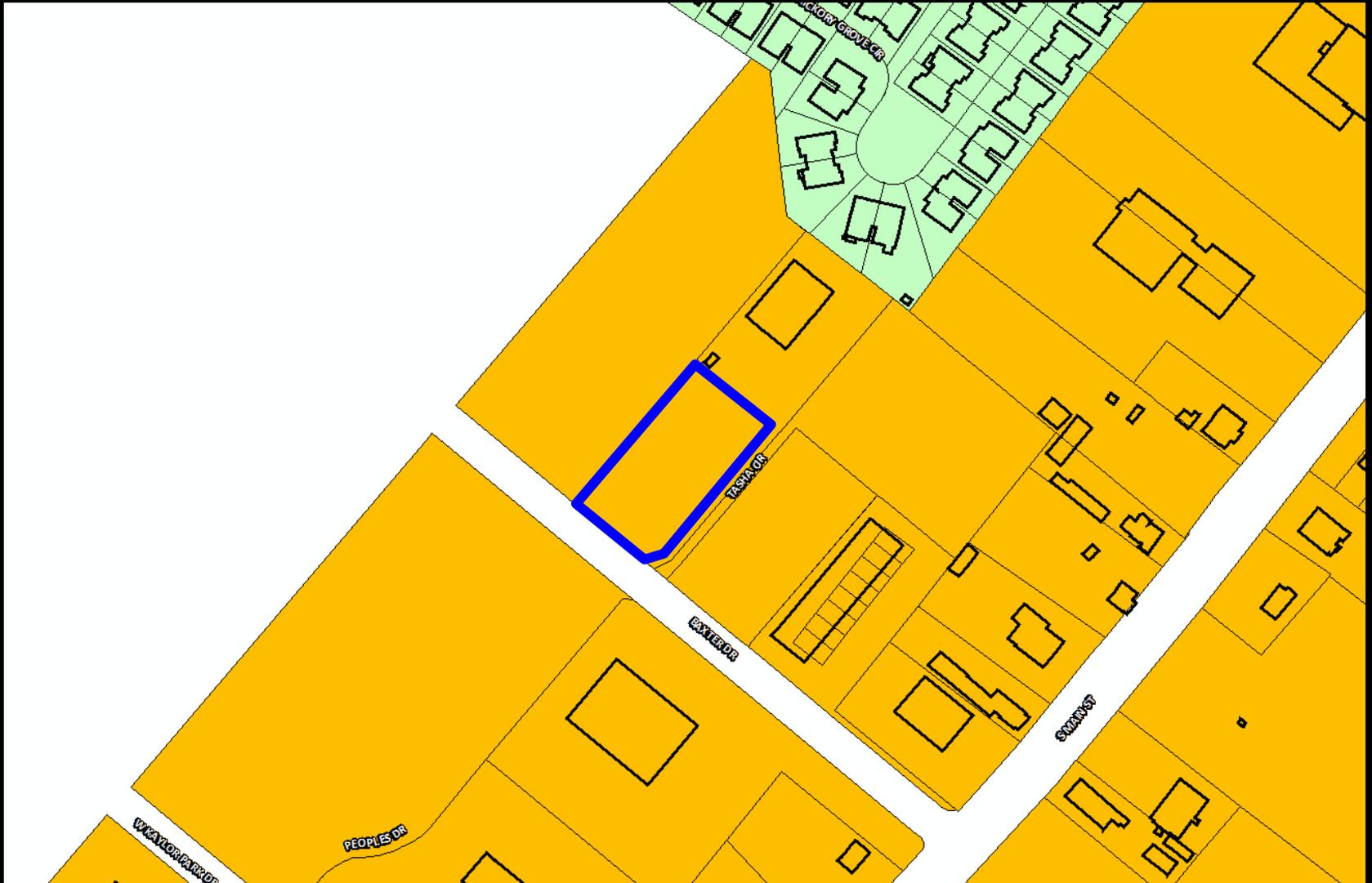
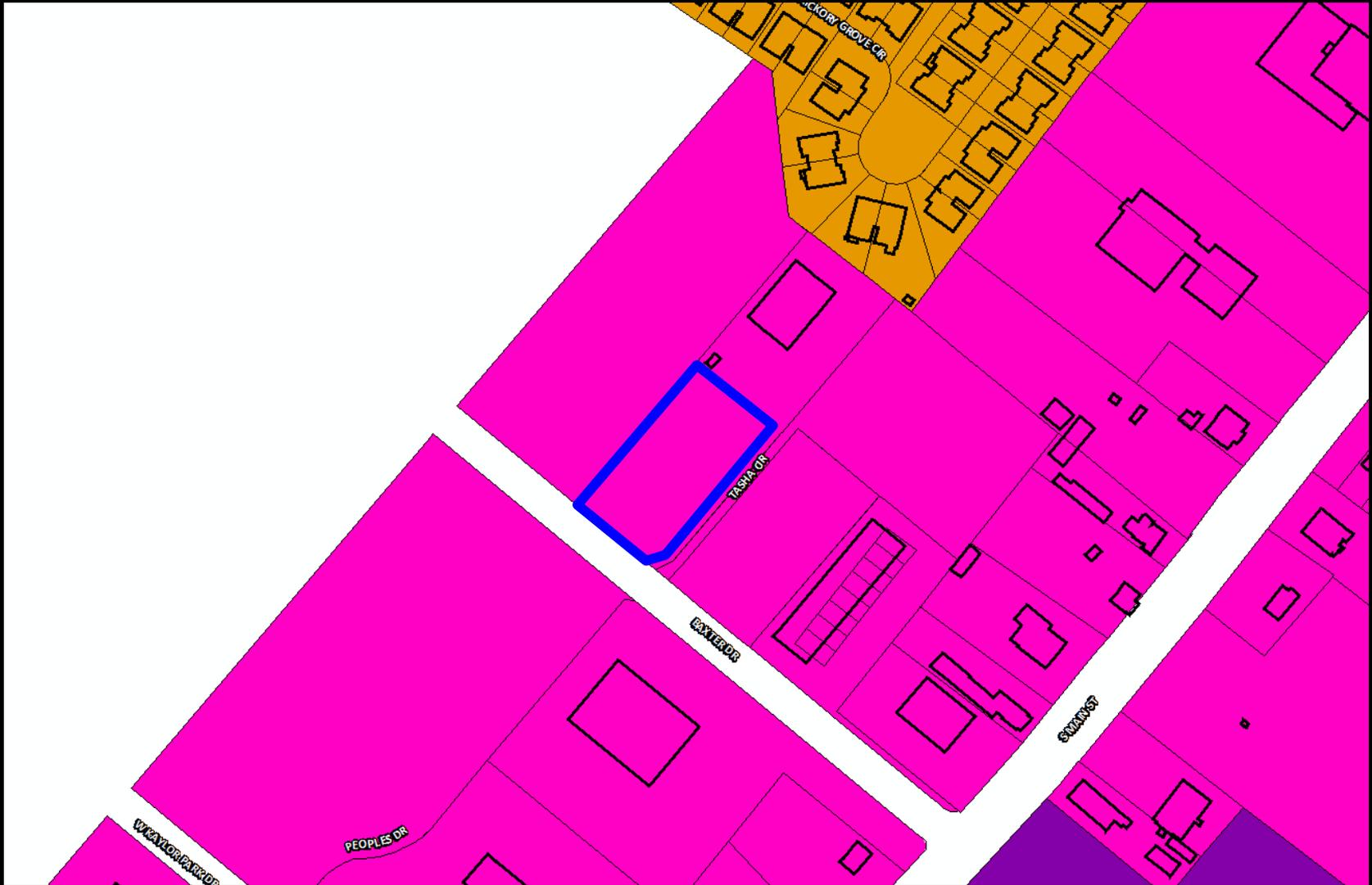




# Preliminary Plat and Special Use Permits – 50 Baxter Drive (To Allow Manufacturing, Processing, and Assembly Operations and Allow Multiple-Family Dwellings in B-2)

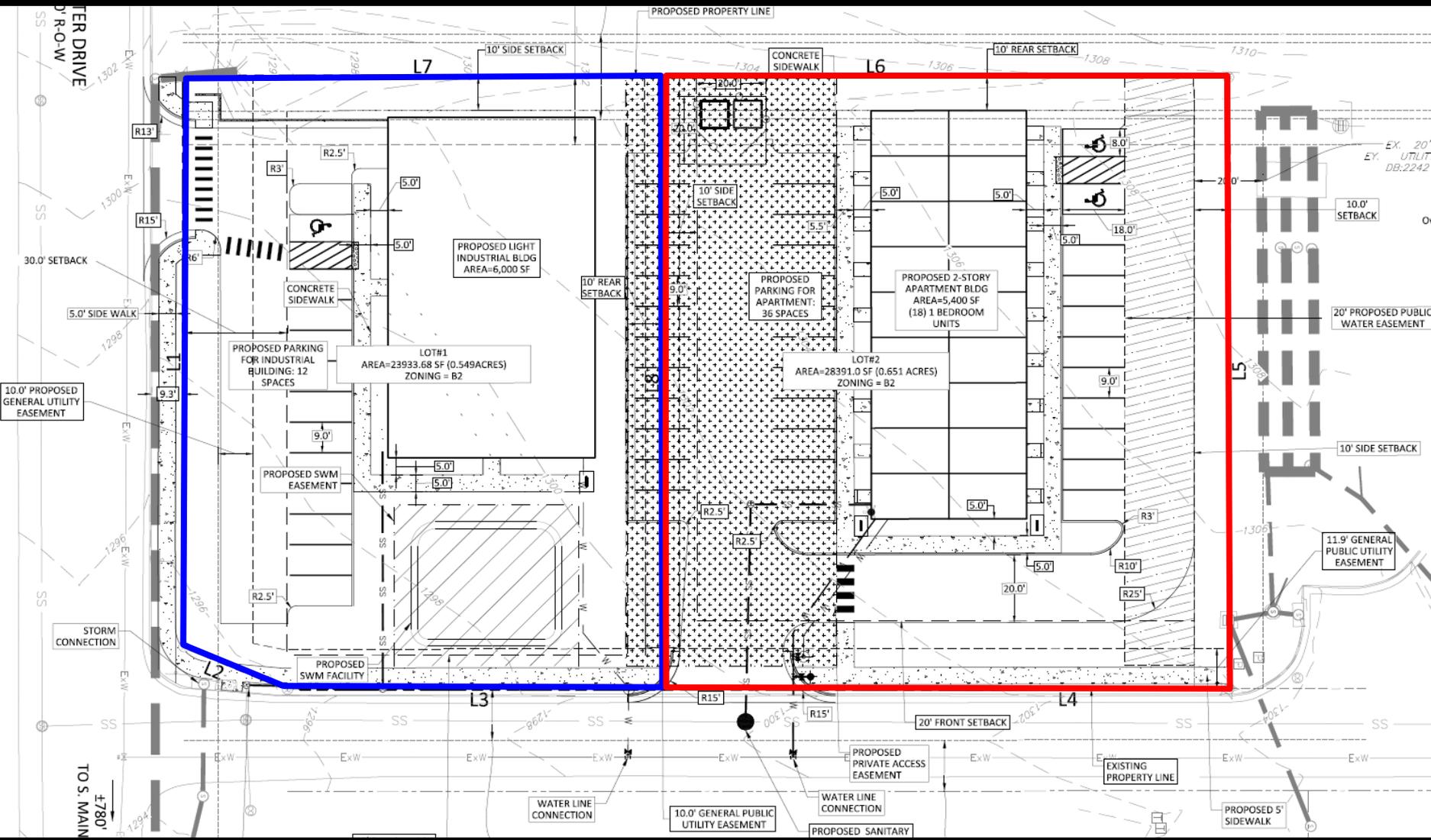


# Preliminary Plat and Special Use Permits – 50 Baxter Drive (To Allow Manufacturing, Processing, and Assembly Operations and Allow Multiple-Family Dwellings in B-2)



# 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

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

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

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

WATER DRIVE

TO S. MAIN  
+780'

PROPOSED PROPERTY LINE

EXISTING  
PROPERTY LINE

WATER LINE  
CONNECTION

WATER LINE  
CONNECTION

STORM  
CONNECTION

PROPOSED SWM  
FACILITY

PROPOSED SWM  
EASEMENT

CONCRETE  
SIDEWALK

CONCRETE  
SIDEWALK

OWN

OWN

OWN

OWN

OWN

OWN

OWN

OWN

# 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



# 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.



# 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.