

**Agenda Item 23-0346 (Andrea Trane)**

Request for waiver of the City requirement for a subdivision plat and allowance of the substitution of a Certified Survey Map (CSM) in its place at 3102 Chestnut Place.

**General Location**

Council District 2, not in a Neighborhood Association.

**Background Information**

The developer would like to create four parcels out of one existing 5.1-acre parcel, allowing for up to four separate developments. Rezoning has already been approved contingent on the CSM. At the time of drafting this report, Engineering was still working out issues on the CSM with the applicant and the applicant's surveyor with the anticipation these issues would be finalized by the Council meeting.

**Recommendation of Other Boards and Commissions**

Item 22-1467, which requested a rezoning of this property from Commercial District to the Special Multiple Dwelling District to allow for commercial and residential was approved by the Council in January with the recommendation and contingency of a completed CSM within 90 days.

**Consistency with Adopted Comprehensive Plan**

Future land use shows M – Multiple Future Land Use, including High Intensity Retail, Office or Housing. This proposal is consistent with the Plan.


**Staff Recommendation**

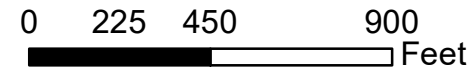
Planning staff recommend approval of this request contingent on final review and approval by the Engineering Department.

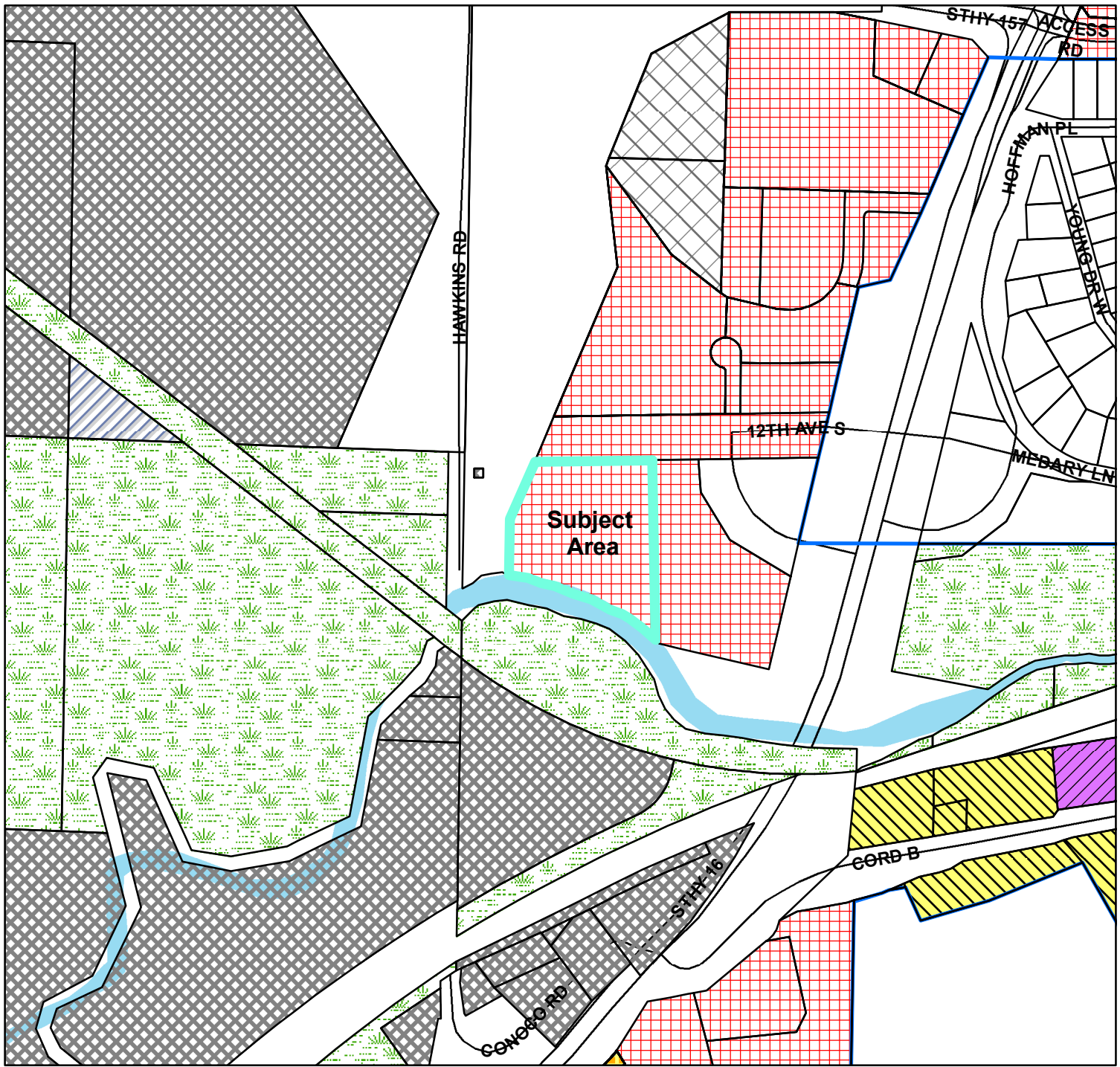
**Routing J&A 4.4.2023**



# BASIC ZONING DISTRICTS

-  R1 - SINGLE FAMILY
-  R2 - RESIDENCE
-  WR - WASHBURN RES
-  R3 - SPECIAL RESIDENCE
-  R4 - LOW DENSITY MULTI
-  R5 - MULTIPLE DWELLING
-  R6 - SPECIAL MULTIPLE
-  PD- PLANNED DEVELOP
-  TND - TRAD NEIGH DEV.
-  C1 - LOCAL BUSINESS
-  C2 - COMMERCIAL
-  C3 - COMMUNITY BUSINESS
-  M1 - LIGHT INDUSTRIAL
-  M2 - HEAVY INDUSTRIAL
-  PS - PUBLIC & SEMI-PUBLIC
-  PL - PARKING LOT
-  UT - PUBLIC UTILITY
-  CON - CONSERVANCY
-  FW - FLOODWAY
-  A1 - AGRICULTURAL
-  EA - EXCLUSIVE AG
-  City Limits
-  SUBJECT PROPERTY





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