



Memo

To: MAPC
From: Otis T. Spriggs, Planning Dept.
Date: December 9, 2010
Re.: **Site Plan Review: Soo's Pharmacy, 2822 E. Nettleton Ave. @ Pardew**

Staff is requesting the Metropolitan Area Planning Commission to consider the attached site plan submittal for property recently rezoned at the Northwest corner of Nettleton and Pardew St. Please note that this property was rezoned from R-3 to C-3 under Ordinance 10:070 by Council and a site plan review was requested by the MAPC.

Planning and Engineering Staff have reviewed the proposed plan and offers the following observations: The access drive closest to Nettleton Ave. does not meet the 80 ft. spacing minimum as required by the Zoning Code for unsignalized intersections. Concern was also raised over the existing right of way width which never met City standards since this property was first annexed. A final landscape, grading and drainage, and the lighting plan shall be provided to the Planning and Engineering Departments during the permit process.

If you have any questions, please do not hesitate to contact me.

Thank you.