

Memorandum

To: Planning Commission Members
From: Development Department
CC: City Departments, Clerk of Council
Date: March 1, 2012
Re: Staff Report for Golden Corral - Lot Split

Item #1 – Golden Corral – Lot Split

(PID# 201202090007)

Application: Lot Split
Location: 2005 Stringtown Road
Applicant: **John Sinnette, Eastwood Environmental Design & Development ltd**
Zoning: C-2
Current Use: Vacant

Relevant Code Section(s):

- 1135.08 Zoning Districts and Regulations – Subdivision of Lots Prohibited; Fee

Project Summary:

The applicant is requesting to split the rear 1.471 acres from parcel 040-001278, located at 2005 Stringtown Road. The remaining 1.995 acre parcel is the current site of the Golden Corral restaurant. Because the proposed rear lot will be entirely land-locked, the applicant has recorded an access agreement with the property to the east, allowing access to the site from Gantz Road. An additional agreement has been recorded, giving the property to the east the right to utilize twelve of the parking spaces on the proposed new parcel. The site to be split is currently vacant, aside from the parking area and drive connecting to the Golden Corral lot and parcel 040-012305 to the east.

Recommendation(s):

After review and consideration, the Development Department recommends Planning Commission approve the lot split as submitted.