

## **Memorandum**

**To:** Planning Commission Members  
**From:** Development Department  
**CC:** Honorable Members of City Council, Clerk of Council, City Departments  
**Date:** August 14, 2013  
**Re:** Staff Report for Parkway Centre East Retail & Outlots - Lot Split

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**Item #1 – Parkway Centre East Retail & Outlots – Lot Split (PID# 201308130031)**

**Application:** Lot Split  
**Location:** East of Buckeye Pkwy, North of Lamplighter Dr.  
**Applicant:** Sean Cullen, Parkway Centre East LLC  
**Zoning:** PUD-C, C-2  
**Current Use:** Retail, Vacant

**Relevant Code Section(s):**

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

**Project Summary:**

The applicant is requesting to split an approximately 27 acre lot (PID 040-012668) held by Parkway Centre East LLC into four unique parcels. Three new parcels (1.145 acres, 1.023 acres and 4.032 acres in size) will be created along Buckeye Parkway as individual outlots in Parkway Centre East and the remainder parcel will be the main shopping center parcel containing the retail stores south of Target including Hobby Lobby and the AMC Theater. The proposed outlots are in general conformance with the development plan for the Parkway Centre East Outlots approved by City Council in 2007.

**Recommendation(s):**

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