

## **Memorandum**

**To:** Planning Commission Members  
**From:** Development Department  
**CC:** Honorable Members of City Council, Clerk of Council, City Departments  
**Date:** September 3, 2015  
**Re:** Staff Report for Broadway & Park Apartments– Lot Split

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**Item #8 – Broadway & Park Apartments – Lot Split (PID# 201508100057)**

**Application:** Lot Split  
**Location:** Broadway and Grove City Road  
**Applicant:** John Dodgion, EMH&T  
**Zoning:** CBD, Central Business District  
**Current Use:** City Hall, Parking Lot

**Relevant Code Section(s):**

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

**Project Summary:**

The applicant is proposing to divide the City Hall parcel, located at 4035 Broadway (PID 040-000045), into two parcels, 0.643 acres and 0.578 acres in size. The western parcel to be created with the split will be combined with the parcel to the west (040-000102) in order to create a single parcel for the development of the Broadway and Park apartments. The proposed split follows the project boundary line on the development plan for the Broadway and Park apartments approved by City Council on July 20<sup>th</sup>, 2015.

**Recommendation(s):**

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