



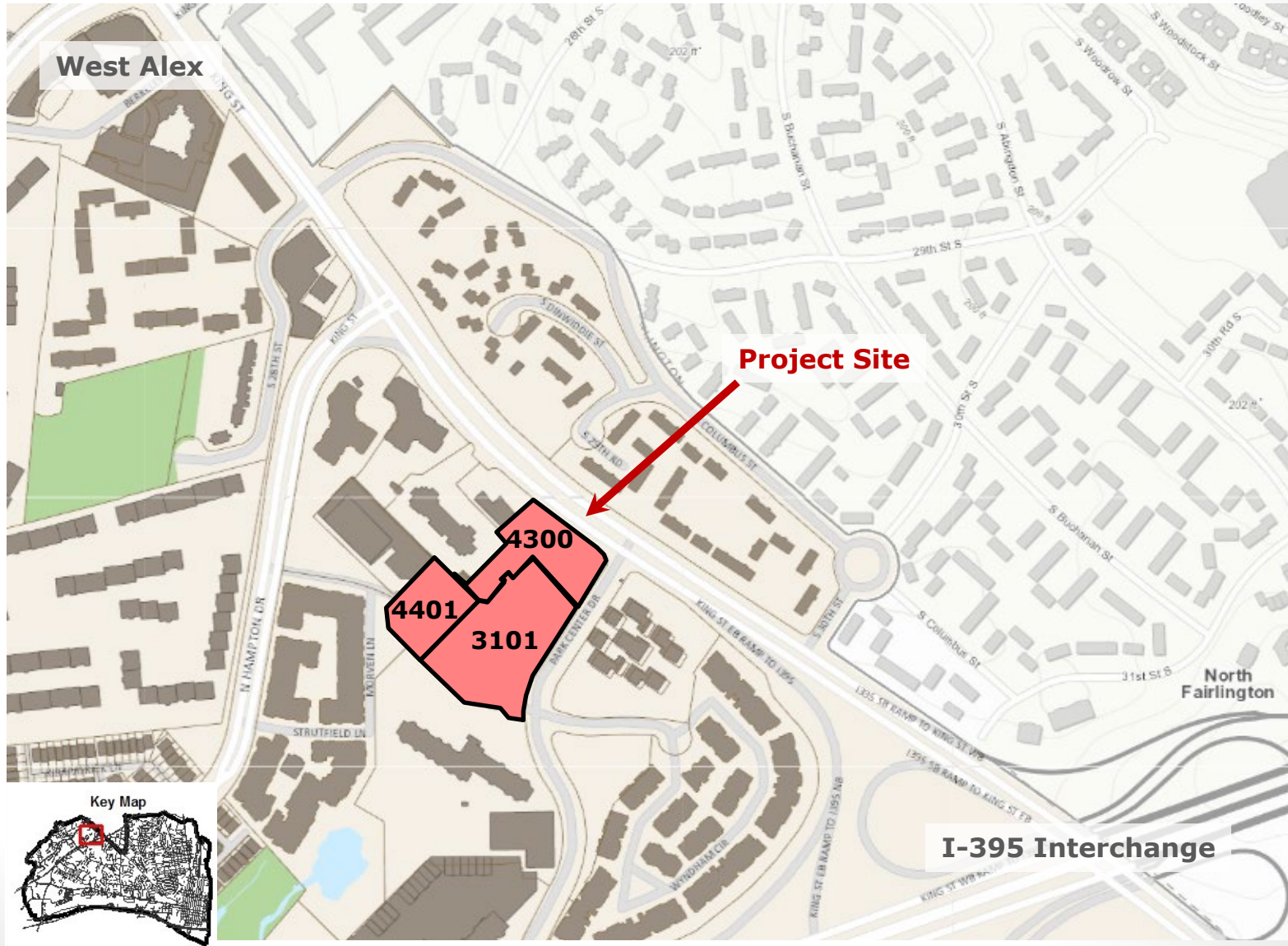
Park Center Subdivision

4300 King St., 3101 Park Center Dr., 4401 Ford Ave.

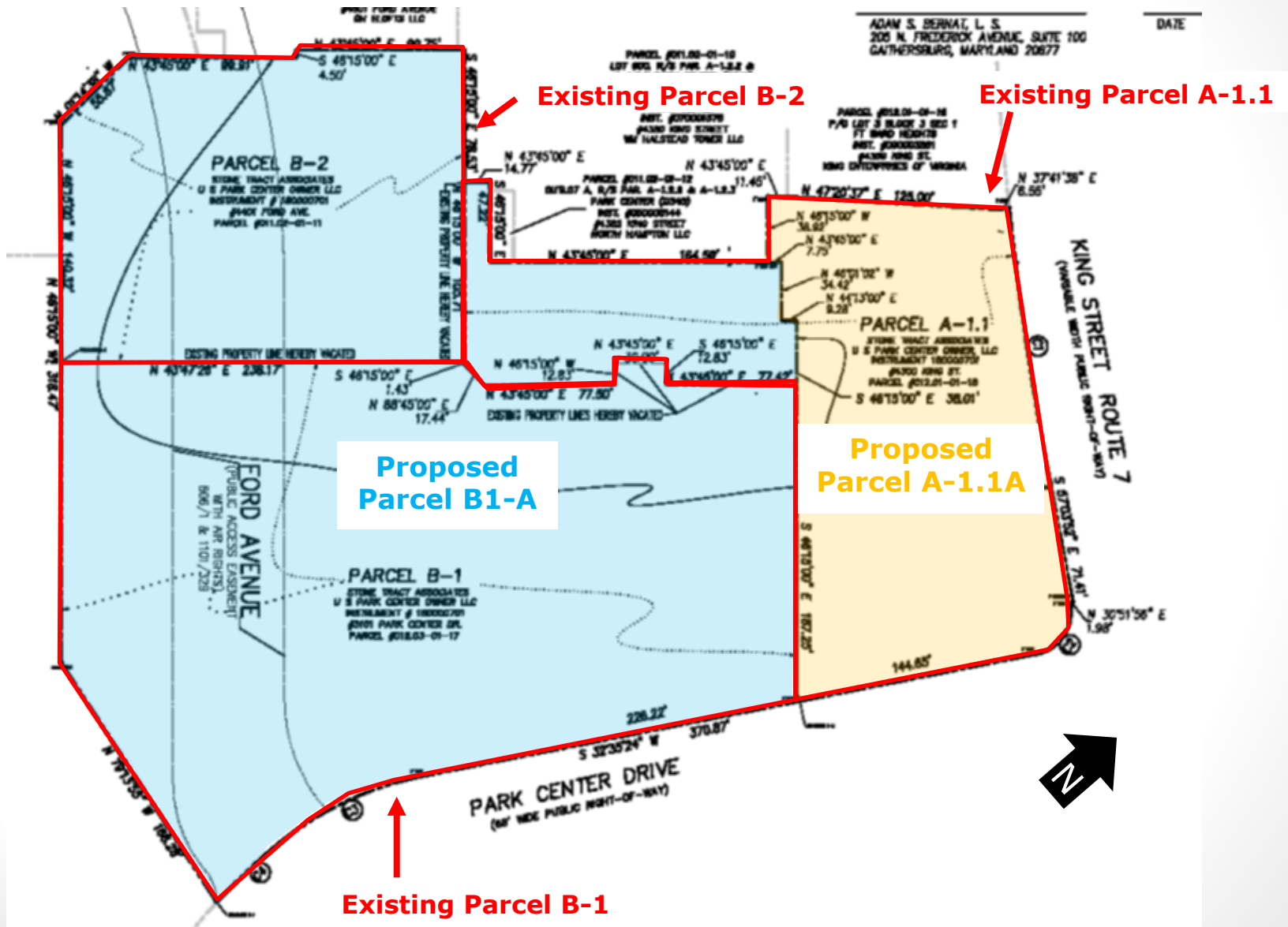
SUB2020-00003

Planning Commission – February 2, 2021

Project Site



Request



Effect

- Re-subdivide three lots into two lots to:
 - Combine the residential buildings into one lot (B-1A)
 - Transfer open space from the commercial building (A-1.1) to the new residential lot

		Lot Size (sq. ft.)	Lot Frontage/ Lot Width (ft.)
Existing	Parcel B-2 4401 Ford Ave.	42,696	0.00
	Parcel B-1 3101 Park Center Dr.	103,240	370.87 (Park Center)
	Parcel A-1.1 4300 King St.	55,568	71.41 (King) 144.65 (Park Center)
Proposed	Parcel A-1.1A	41,406	71.41 (King) 144.65 (Park Center)
	Parcel B-1A	160,099	370.87 (Park Center)

Conclusion

- Proposal consistent with Zoning Ordinance
- Staff recommends **approval**

