



SUB #2021-0002

1010 Duke Street

Planning Commission

May 4, 2021

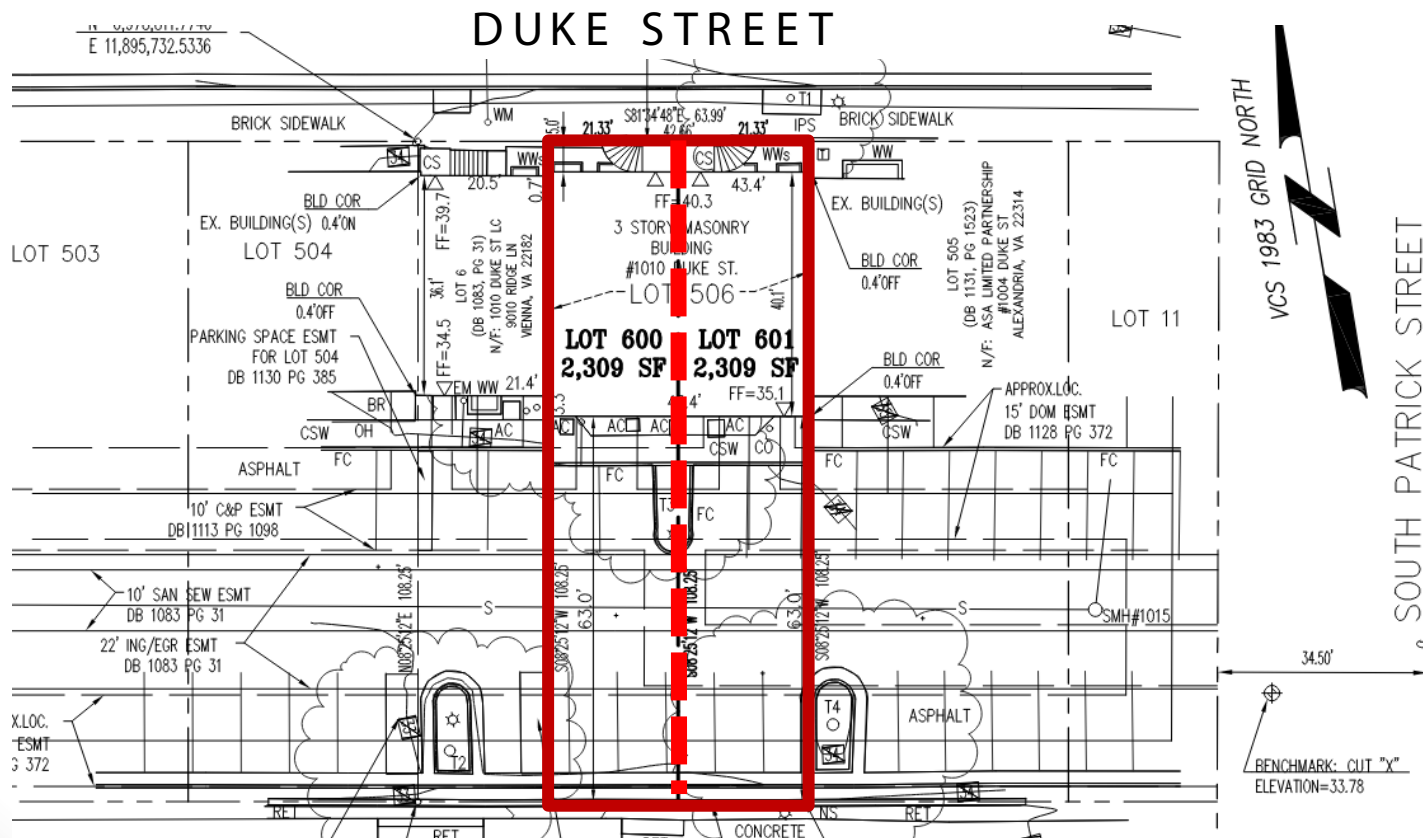
Site Context



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Proposal

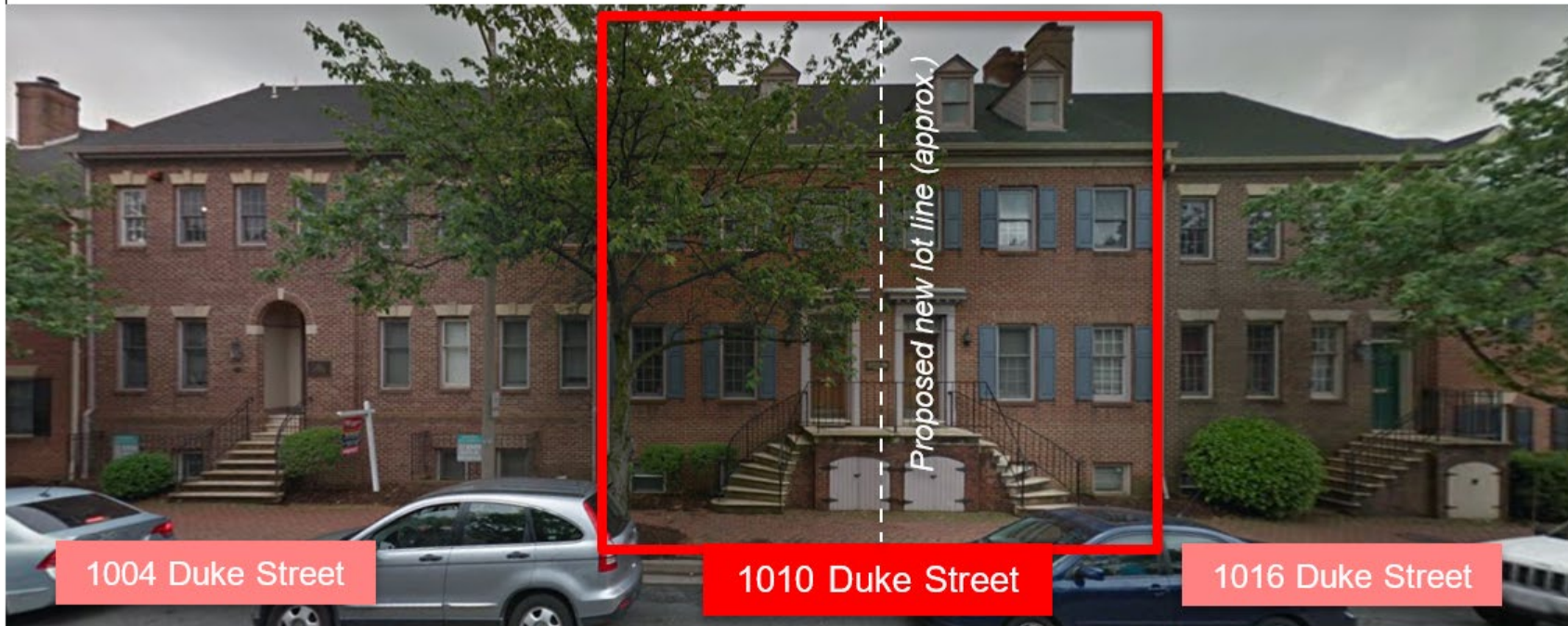
- Re-subdivide the property at 1010 Duke Street into two lots of record
- Party wall will be constructed pending subdivision approval, dividing the building at 1010 Duke Street into two separate commercial buildings



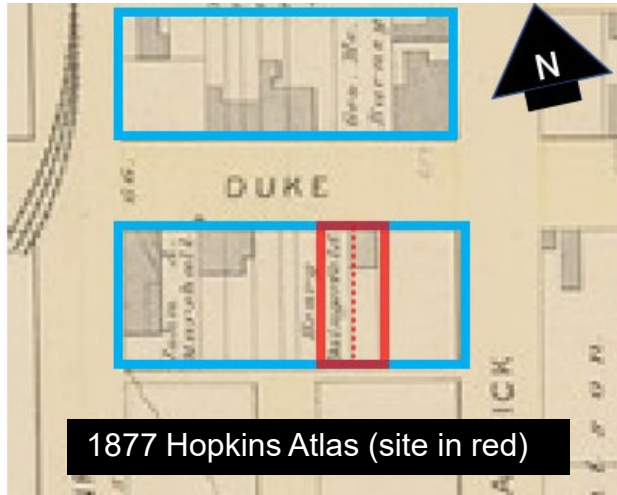
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Proposal Location

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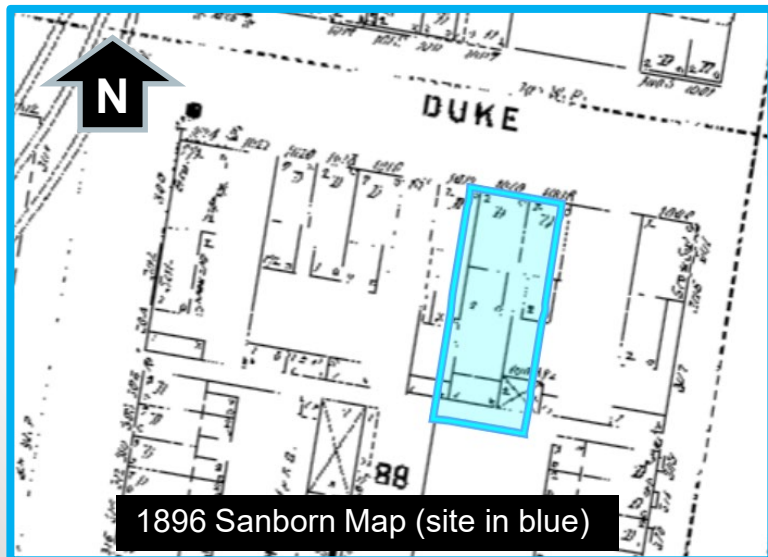


Subdivision History

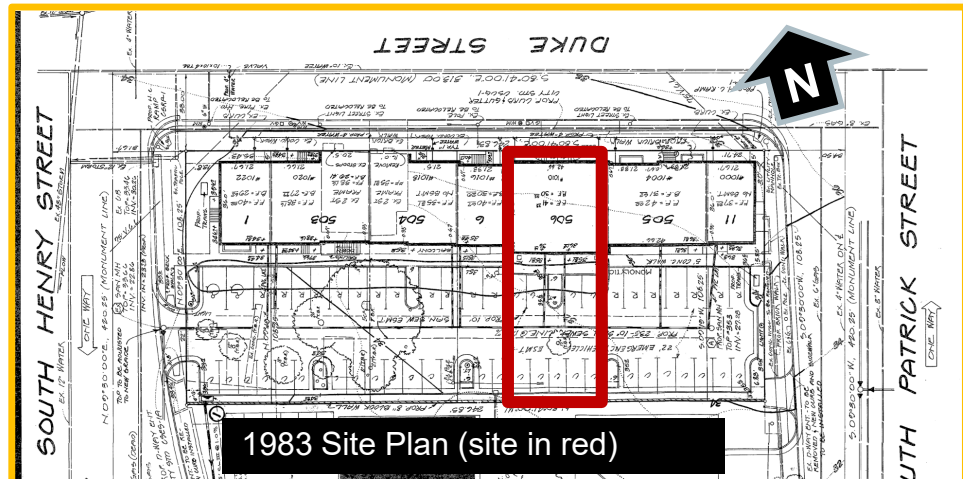


1877 Hopkins Atlas (site in red)

- Subdivision of southern side of 1000 block of Duke Street dates back to at least 1877 according to Hopkins Atlas
- Current lot and block configuration due to Dip Urban Renewal in the 1970s and approved site plan from 1983 (SIT83-0028)



1896 Sanborn Map (site in blue)

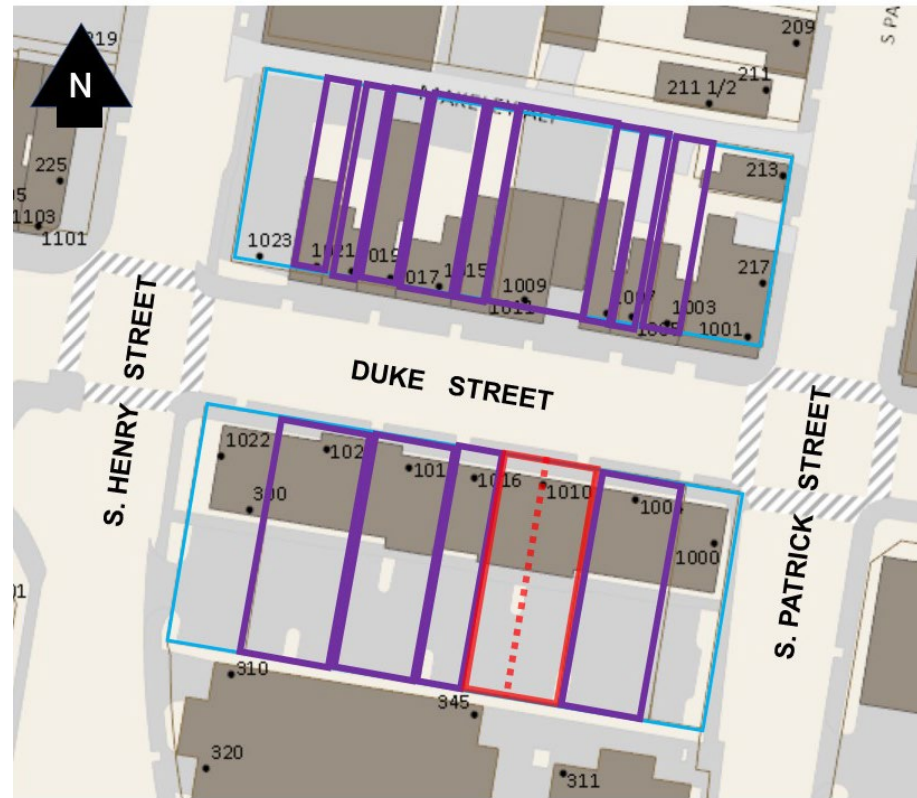


1983 Site Plan (site in red)

Analysis of Similarly Situated Lots

Conclusion: Lots are compatible with existing lot frontage, widths, and lots areas of similarly situated lots.

- **Note:** *There are no lot size or frontage requirements for nonresidential/commercial lots in the CD zone*



Recommendation

- Staff recommends **approval** of the proposed subdivision.
- Proposed subdivision meets the technical zoning standards for the CD zone and the proposed lots are substantially the same character as the area of comparison.