

Plan Commission Report

Agenda Item: Discussion and Possible Action Regarding Clapper Properties LLC Site Plan Located at 1217 East High Street
Meeting Date: September 20, 2022
Presenter: Al Hulick, City Administrator
Department: City Administration

Conformance with Strategic Plan:

- Affordability & Financial Stability
- Safe, Inclusive, Welcoming Community
- Diverse Opportunities for Fun and Life-Long Learning
- High Performing Organization with Professional Staff
- Environment for Business Success with Thoughtful Growth and Development

Summary

Clapper Properties LLC has submitted a Site Plan to construct a 12,000 square foot classic car show room facility located at 1217 East High Street.

Analysis and Key Issues

The 1.17 acre subject site was sold to Clapper Properties LLC in early 2022 for this intended development.

The subject site is substandard by ordinance in terms of minimum lot size. However, because this condition was created by the City of Milton through subsequent land divisions and zoning ordinance amendments, State Statutes allows the Plan Commission to approve the site plan as is so long as the use is appropriate and compatible with surrounding uses. The site plan does meet all zoning ordinance requirements for the M2 Zone District including building elevations, lighting, landscaping, parking, erosion, and screening requirements. The setbacks are in conformity with M1 which would be the appropriate zoning for the site due to the substandard lot size. Additionally, the site plan has been reviewed by Baxter and Woodman for stormwater and utility purposes with no additional contingencies.

Fiscal Impact

Since the property was previously owned by the City of Milton and undeveloped, this proposed development will become taxable and have a positive fiscal impact for the City of Milton.

Recommended Motion

The City Administration recommends approval of the proposed site plan for Clapper Properties LLC at 1217 East High Street.

Attachments



- Site Plan
- Landscaping Plan
- Building Elevations
- Engineering Review Comments