DESCRIPTION:

L3&P LLC/Lawrence & Paula Jaconetta, are the current owner of 222 E Main Street, and operates Lupita's taco stand and the Creative Cabin a commercial rental unit on the above property. The applicant is proposing to a) separate the Tacos stand property from the Cabin property b) to remove the existing outdoor bar and replace it with a covered stage c) move and re-install poles to hold sunshades and add flower boxes.

The site is 0.25 acres (10,890 sq. ft.) in area.

This property is located in Performance District 1.

Section 17.11.01 (A) of the Land Use Code (Code) states that the Dimensional standards for properties within Performance District One are 2400 square feet. The proposed separation would have each lot well about that square footage.

We ask that you find this application as proposed herein as being compliant with the Town of Oak Creek's requirements for this type of land separation with the findings of fact that:

1. The proposed separation is in compliance and consistent with the terms and conditions of the Land Use Code for Performance District 1.