



## Land Development Report

September 23, 2022 11:30 AM

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### Location

**Parcel ID:** 107900210008  
**Parcel LRSN:** 133431  
**Address:** 3220 WESSEL RD

### Zoning

**Zoning:** R5  
**Form District:** NEIGHBORHOOD  
**Plan Certain #:** NONE  
**Proposed Subdivision Name:** NONE  
**Proposed Subdivision Docket #:** NONE  
**Current Subdivision Name:** WESSELS SUBDIVISION  
**Plat Book - Page:** 08-072  
**Related Cases:** NONE

### Special Review Districts

**Overlay District:** NO  
**Historic Preservation District:** NONE  
**National Register District:** NONE  
**Urban Renewal:** NO  
**Enterprise Zone:** YES  
**System Development District:** NO  
**Historic Site:** NO

### Environmental Constraints

#### Flood Prone Area

**FEMA Floodplain Review Zone:** NO  
**FEMA Floodway Review Zone:** NO  
**Local Regulatory Floodplain Zone or  
Combined Sewer Floodprone Area:** NO  
**Local Regulatory Conveyance Zone:** NO  
**FEMA FIRM Panel:** 21111C0055F

#### Protected Waterways

**Potential Wetland (Hydric Soil):** NO  
**Streams (Approximate):** NO  
**Surface Water (Approximate):** NO

#### Slopes & Soils

**Potential Steep Slope:** NO  
**Unstable Soil:** NO

#### Geology

**Karst Terrain:** NO

### Sewer & Drainage

**MSD Property Service Connection:** YES  
**Sewer Recapture Fee Area:** NO

### Services

**Municipality:** SHIVELY  
**Council District:** 3  
**Fire Protection District:** SHIVELY  
**Urban Service District:** NO