



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council
From: Ted Shekell, Planning Director
Walter Denton, City Administrator
Date: April 2, 2007
Subject: **Resolution** Approving a Minor Subdivision and Condo Plat for "Financial Resource Center"

List of committees that have reviewed: The Community Development Committee reviewed and recommended denial of the Minor Subdivision with a vote of 3-0 at its March 26, 2007 meeting. The general comments of the other five aldermen present indicated they were against approval of the plat as well.

Project Summary: The Planning and Zoning Department received an application from Reliance Bank for a minor subdivision of their property located at the southwest corner of US-50 and Green Mount Road which includes a re-subdivision of Parcel 1 into two commercial lots. The two lots will be zoned B-1(P). Parcel 1 is currently comprised of 3.10 acres. The minor subdivision includes Lot 1, a 1.45 acre tract, and Lot 2, a 1.19 acre tract. The existing driveway will service both lots and will require a cross-access easement. The existing detention pond will be held in common. Lot 1 will be occupied by the current Reliance Bank building, and Lot 2 is anticipated to be used as an office building, although their concept plan design would indicate a commercial center.

As a condition of the Planned Use approval for Reliance Bank, the Council wanted them to provide a concept plan for Lot 2 as part of any future minor subdivision. They submitted a concept plan, which is for illustrative purposes only, however, it does show a future parking layout that has some problems, particularly with circulation. Staff has noted that they propose two "dead end" parking bays, subsequently not allowing for cross-access with the parking on the Reliance Bank lot. We believe these two lots should have cross-access between not only the aisle on the front of the lots, but also the driving aisles internal to the site to ensure better circulation for the newly proposed Lot 2. The two lots should also have a shared maintenance agreement in place. They also show a proposed "office" use, however, in conversations with an official from Reliance Bank, their initial consideration is to develop a commercial venture, such as a restaurant, shopping center, etc. Staff believes this site would be more conducive for another office or business service center, although these issues will be further addressed at the time a formal project is submitted. Any use on the new parcel would need to be approved as a Planned Use by the Council. We also recommend moving the building to the front of the lot with parking in the back to prevent adjacent homeowners from having to look up at a large building. As proposed in their concept plan, the building being pushed to the rear of the parcel would put its floor elevation 11' higher than the adjacent grade of the homes. There are also some

existing site issues that have yet to be resolved on the Reliance Bank property, such as correction to drainage and sidewalk problems, along with site clean-up.

It should also be noted that they intend to sell a portion of the existing building for condominium space. This resolution includes provisions for the minor subdivision and the condo authorization.

The engineering department has reviewed the site and the applicant's proposed corrections and finds them unsatisfactory at this time. Staff recommends the project approval be held until the existing site problems are corrected and until a revised plat and concept plan is submitted

Legal Considerations, if any: None.

Budget Impact: None.

Staff Recommendation: Planning and engineering staff have reviewed the Minor Subdivision and Condo Plat of Financial Resource Center and recommends the project approval be held pending the corrections and revisions noted above. In the alternative, it is recommended for denial.