



**CITY COUNCIL AGENDA ITEM**

**To:** Mayor Graham and City Council  
**From:** Ted Shekell, Planning Director  
Walter Denton, City Administrator  
**Date:** April 16, 2007  
**Subject:** Ordinance No. \_\_\_\_\_: An Ordinance approving the Final Plat for GCS Subdivision (**1<sup>st</sup> READING**)

---

**List of Committees that have reviewed:** At its meeting on April 9, 2007, the Community Development Committee recommended approval of the Final Plat for GCS Subdivision.

**Background:**

On November 20, 2006 the City Council approved the Planned Use rezoning for GCS Credit Union. The property is located on the west side of Lincoln Avenue, just south of the Post Office. The final plat includes two lots: Lot 1 will be the location of the credit union (1.48 acres), Lot 2 (6.99 acres). Outlot A, a 0.27 acre lot will be the location of one of the two regional detention areas. In addition, the portion of the entrance driveway off of Lincoln Avenue that runs along the south side of Lot 1 is being platted. It should be noted that the applicant has yet to secure a permit from St. Clair County to construct the driveway off of Lincoln Avenue.

This final plat is consistent with Phase I of the preliminary plat previously approved by Council, and it will consist of construction of a portion of a public street to serve the site, water, sewer, and drainage improvements necessary to serve the GCS facility, as well as stub to the proposed Lot 2 (Phase II of the preliminary plat). Concrete sidewalks are proposed along the new street and along Lincoln.

It should be noted that for the future Phase II, additional utility and roadway extensions will be required, along with a northbound left turn lane on Lincoln Avenue.

**Legal Considerations, if any:** None

**Budgetary Impact:** None

**Staff Recommendation:** A few minor adjustments to the utility and drainage easements are required prior to final approval on 2<sup>nd</sup> Reading. Planning and engineering staff have reviewed the Final Plat for GCS Subdivision and recommend approval. All permits from St. Clair County regarding access and drainage into the ROW must be provided as a condition of the final plat approval.