



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council
From: Ted Shekell, Planning Director
Walter Denton, City Administrator
Date: May 7, 2007
Subject: Ordinance No. _____: An Ordinance approving the Final Plat for GCS Subdivision (**2nd READING, as Amended**)

List of Committees that have reviewed: At its meeting on April 23, 2007, the Community Development Committee recommended approval of the Final Plat for GCS Subdivision on Second Reading. Subsequent to the meeting Staff became aware of the need for a variance after the last Committee meeting, which is described below.

Background: 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. 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.

In addition, GCS is seeking a building permit immediately after Council approval, recording of the mylar, and provision of all required letters of credit. Typically, the City requires all public improvements to be in place prior to release of permits, per Section 6.4 of the Land Subdivision Code, which states that no building permit shall be issued for the construction of any building until all required streets, sewer, water, and stormwater improvements have been constructed and inspected. This provision is most important on residential subdivisions, or large commercial subdivisions where multiple lots are being platted simultaneously.

In this instance, there are only going to be two lots with this final plat, one for GCS and the other being the balance of the ground which will be subsequently subdivided at a later date. Given the small nature of the plat and the fact there will only be one developable lot at this time, staff would recommend relief from Section 6.4 be granted to GCS to allow them to begin construction of the credit union facility after Council approval and all letters of credit have been provided.

Legal Considerations, if any: None

Budgetary Impact: None

Staff Recommendation: Approval of the final plat with the above noted variance.