



**CITY COUNCIL AGENDA ITEM**

**To:** Mayor Graham and City Council

**From:** Ted Shekell, Planning Director  
Walter Denton, City Administrator

**Date:** June 4, 2007

**Subject:** **Resolution** Approving a Minor Subdivision for "Central Park Plaza 4<sup>th</sup> Addition 2<sup>nd</sup> Amendment"

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**List of committees that have reviewed:** The Community Development Committee reviewed and recommended approval of the Minor Subdivision with a vote of 3-0 at its May 29, 2007 meeting.

**Project Summary:** The applicant, Berutti & Associates, is proposing to subdivide a 1.7 acre lot into two commercial lots. The lot is located on Central Park Drive and is the future site of a retail center and Starbucks. Lot 27E will be 1.08 acres in size for the retail center, and Lot 27F will be 0.62 acres in size for the Starbucks. All minimum B-1 area/bulk requirements for the individual lots have been satisfied. The two lots will share two access points: one off of Central Park Drive and one off of the driveway to Drury Inn. Both lots will share parking, storm sewers and lot lighting. The plat shows a variable width cross-access easement, and a maintenance agreement is on file for the shared parking, storm sewers and lot lighting.

**Legal Considerations, if any:** None.

**Budget Impact:** None.

**Staff Recommendation:** The Subdivision Plat for Central Park Plaza 4<sup>th</sup> Addition 2<sup>nd</sup> Amendment Minor Subdivision have been reviewed by Planning and Engineering staff, and they have been found to meet all minimum platting requirements for lots in the B-1 zoning district. Staff recommends approval of the Minor Subdivision for Central Park Plaza 4<sup>th</sup> Addition 2<sup>nd</sup> Amendment with the recorded maintenance agreement and cross-access easement as shown on the attached plat.