



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 "Shoppes at Green Mount Lots 5 & 6"

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, Loren Ettinger for Walpert Properties, is proposing to re-subdivide Lots 5 & 6 of the Shoppes at Green Mount into two new commercial lots. Lots 5 & 6 are located on the south side of Regency Park Drive and will be the future site of office buildings, including the Balke Brown office building. New Lot 5A will be 2.53 acres in size for the Balke Brown office building, and new Lot 6A will be 5.12 acres in size for future office development. All minimum B-1 area/bulk requirements for the individual lots have been satisfied. The two lots will share an access driveway off of Regency Park Drive, which is shown as a common access easement on the attached plat. A cross-access and shared parking easement and a shared parking and joint maintenance agreement between new Lots 5A & 6A must be recorded.

The attached Reciprocal Easement Agreement outlines restrictions for the property, including land uses and such things as parking ratios and signage. It also outlines the shared parking and access easements between Lots 5A & 6A.

Legal Considerations, if any: None.

Budget Impact: None.

Staff Recommendation: The Subdivision Plat for Shoppes at Green Mount Lots 5 & 6 Minor Subdivision has 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 with the following conditions:

1. The attached Reciprocal Easement Agreement must be recorded with the Minor Subdivision Plat. This includes the required cross-access and shared parking easement and a shared parking and joint maintenance agreement between new Lots 5A & 6A.