



**CITY COUNCIL AGENDA ITEM**

**To:** Mayor Graham and City Council

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

**Date:** July 16, 2007

**Subject:** **Resolution** Approving a Minor Subdivision for "Southview Plaza Commercial Center"

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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 5-0 at its July 9, 2007 meeting.

**Project Summary:** The applicant, Loren Ettinger for H.A.S. Development, Inc./Southview Dev, LLC, is proposing to re-subdivide 3 lots of Southview Plaza Commercial Center into 3 new lots. The commercial center is located on the southwest corner of Hwy 50 and Whitehall Drive and will be the future site of a new McDonald's restaurant and improvements to the existing parking lot that serves the commercial center.

New Lot 1 will be 0.84 acres in size for the McDonald's restaurant, new Lot 2 will be 0.93 acres in size for the existing strip center, and new Lot 3 will be 2.00 acres in size for the existing Ace Hardware store. All minimum B-1 area/bulk requirements for the individual lots have been satisfied. The three lots will share access and maintenance across all three lots. A cross-access and shared parking easement and a shared parking and joint maintenance agreement between the 3 lots must be recorded.

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

**Budget Impact:** None.

**Staff Recommendation:** The Subdivision Plat for Southview Plaza Commercial Center 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. A cross-access and shared parking easement and a shared parking and joint maintenance agreement between new Lots 1, 2, and 3, shall be shown as script on the plat and recorded.