



### CITY COUNCIL AGENDA ITEM

**To:** Mayor Graham and City Council  
**From:** Ted Shekell, Planning Director  
Walter Denton, City Administrator  
**Date:** September 4, 2007  
**Subject:** A Resolution approving the Minor Subdivision of Shoppes at Green Mount, 1<sup>st</sup> Amendment and the North Adjacent 7.79 Acres -  
**RESOLUTION**

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**List of committees that have reviewed:** The Community Development Committee reviewed and unanimously recommended to approve the Minor Subdivision at its August 30, 2007 meeting.

**Background:** The applicant, Gary Berutti on behalf of Parkway Land Development, LLC/RP South LLC, is proposing to subdivide Lot 12 of the Shoppes at Green Mount, 1<sup>st</sup> Amendment, and 7.79 acres adjacent to Lot 12, into 5 commercial lots (Lots 12A, 12B, 12C, 12D, and Outlot 12E). Lot 12 is located on the north side of Regency Park Drive and will be the future site of a conference center, two hotels, and a regional detention lake. New Lot 12A will be 4.26 acres in size for the Hilton Garden Inn, new Lot 12B will be 5.16 acres in size for the conference center, new Lot 12C will be 3.21 acres in size for the Hampton Inn, new Lot 12D will be 0.80 acres in size for future development, and new Outlot 12E will be 7.59 acres in size for a regional detention lake. All minimum B-1 area/bulk requirements for the individual lots have been satisfied. The 4 lots will share access driveways off of Regency Park Drive, which is shown as a common access easement on the attached plat. Outlot 12E does not have access. A cross-access and shared parking easement and a shared parking and joint maintenance agreement among the lots must be recorded.

**Legal Considerations, if any:** None

**Budget Impact:** None

**Staff Recommendation:** The Subdivision Plat for Shoppes at Green Mount, 1<sup>st</sup> Amendment, and the North Adjacent 7.79 Acres 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 among the lots must be recorded.