



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council
From: Ted Shekell, Planning Director
Walter Denton, City Administrator
Date: October 11, 2007
Subject: **Resolution** Approving a Minor Subdivision for "Kinder Limited Partnership"

List of committees that have reviewed: The Community Development Committee reviewed and recommended approval of the Minor Subdivision with a vote of 4-0 at its October 8, 2007 meeting.

Project Summary: The applicant, Steve Macaluso, is proposing to subdivide Parcel Number 04-32.0-300-002 of the Kinder Limited Partnership Tract into two (2) lots. The tract is located on the east side of Lincoln Avenue at 1400 South Lincoln and is currently occupied by Curves weight loss business. The minor subdivision will create Lot 1, a 1.68 acre tract to be occupied by the existing retail center, and Lot 2, a 0.43 acre tract for direct access to Lincoln Avenue for the proposed Southview Village residential 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 Lincoln Avenue, which is shown as a common access easement on the attached plat. A cross-access easement must be recorded.

This subdivision is being created for the sole purpose of providing access to Lincoln Avenue for the proposed Southview Village residential subdivision. Jim Fields of the St. Clair County Highway Department informed the City that the County would be willing to consider permitting a full entrance into the Rasp Farm property across the proposed Lot 2 of this minor subdivision, with the condition that the northbound right turn lane and south bound left turn lanes be constructed as a condition of the permitting.

Legal Considerations, if any: None.

Budget Impact: None.

Staff Recommendation: The Minor Subdivision Plat for Kinder Limited Partnership has been reviewed by Planning and Engineering staff, and the plat meets 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 required cross-access be recorded between Lots 1 and 2 and shown as script on the plat.
2. This subdivision is being created for the sole purpose of providing access to Lincoln Avenue for the proposed Southview Village residential subdivision.