



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council
From: Ted Shekell, Planning Director
Walter Denton, City Administrator
Date: December 3, 2007
Subject: **Resolution** Approving a Minor Subdivision for "Resubdivision of Lots 1 & 2 of Streif's Business Center"

List of committees that have reviewed: The Community Development Committee reviewed and unanimously recommended approval of the Minor Subdivision at its November 26, 2007 meeting. There was some concern about the location of the lot lines in respect to the detention pond on Lot 1. Per comments made, the applicant has revised the plat to include a storm water detention easement that runs to the south property line of Lot 2. Staff finds this amendment satisfactory.

Project Summary: Aldi, Inc. proposes to resubdivide 3.16 acres of land at the southeast corner of W Hwy 50 and St. Ellen Mine Road into 2 commercial lots. The existing boundaries of Lot 1 and Lot 2 are being adjusted to accommodate the Aldi grocery store and detention pond. Easements are also being added to the plat. New Lot 1 will be 2.40 acres in size for the Aldi grocery store, and new Lot 2 will be 0.76 acres in size for a future commercial use. New Lot 1 includes the required detention pond for the Aldi grocery store. Staff spoke with the applicant and recommends that the detention pond be shared between new Lot 1 and new Lot 2. Ideally, the detention pond would be placed in an outlot. In any case, a cross-drainage easement must be recorded on both lots.

Legal Considerations, if any: None.

Budget Impact: None.

Staff Recommendation: The Minor Subdivision Plat for Resubdivision of Lots 1 & 2 of Streif's Business Center 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 cross-access easement between new Lot 1 and new Lot 2 shall be shown as script on the plat and recorded with this Resolution; and
2. The proposed detention pond will be used as a common detention pond for new Lots 1 and 2 and will require a storm water detention easement recorded on both lots.