



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

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

Date: July 7, 2008

Subject: **Resolution** Approving a Minor Subdivision for “Oberneufemann Corners”

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 June 23, 2008 meeting.

Project Summary: The applicant, Fairview Heights Congregation of Jehovah’s Witnesses, is proposing to subdivide Parcel Number 04-30.0-111-001, a 5.01 acre tract of land in Outlot ‘B’ of ‘Adele Ogle Tracts Assessment Plat’ into three (3) lots to create “Oberneufemann Corners” Minor Subdivision. The tract is located on the southeast corner of Oberneufemann Road and Ogle Road and is currently an undeveloped piece of property. The minor subdivision will create Lot 1, a 3.30 acre tract to be occupied by the approved Kingdom Hall building, Lot 2, a 0.783 acre tract for a future single-family home, and Lot 3, a 0.936 acre tract for a future single-family home. All minimum SR-1 area/bulk requirements for the individual lots have been satisfied. The three lots will share a 20 ft wide utility and drainage easement along the southern property line, and a 20 ft wide utility easement along the northern property line. A 20 ft wide utility and drainage easement will run between Lot 1 and Lot 2.

It should be noted that this subdivision was approved in concept as part of the Planned Use Ordinance for Kingdom Hall of Jehovah’s Witnesses.

Legal Considerations, if any: None.

Budget Impact: None.

Staff Recommendation: The Minor Subdivision Plat for Oberneufemann Corners has been reviewed by Planning and Engineering staff, and they have been found to meet all minimum platting requirements for lots in the SR-1 zoning district. Staff recommends approval of the Minor Subdivision as proposed.