



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

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

Date: May 18, 2009

Subject: **Resolution** Approving a Minor Subdivision for "1st Amendment Minor Subdivision Plat of a Part of Lot 9 of St. Ellen Tracts"

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 May 11, 2009 meeting.

Project Summary: The applicant, Don Duncan, is proposing to subdivide Parcel Number 03-26.0-400-005, a 4.17 acre tract of land in a Minor Subdivision Plat of Part of Lot 9 of St. Ellen Tracts into two (2) lots to create "1st Amendment Minor Subdivision Plat of Part of Lot 9 of St. Ellen Tracts." The tract is located on the south side of West Highway 50 and is currently occupied by a mobile home development. The minor subdivision will create Lot 1, a 0.33 acre tract to be occupied by the existing buildings, and Lot 2, a 3.84 acre tract to be occupied by the existing mobile homes. All minimum MH-1 area/bulk requirements for the individual lots have been satisfied. A 31 ft wide x 85.39 ft long ingress/egress easement will be provided in front of Lot 1 to provide access to Lot 1 and Lot 2.

A private Caseyville sanitary sewer line runs along the eastern property line from a manhole on Hwy 50. There are no records or any drawings on file with Caseyville sanitary sewer to indicate the exact location of this line. A 6-inch private water line running along the western property line serves the entire mobile home development. A 31 ft wide x 85.39 ft long utility easement will be established to provide access to an existing public water line in Parcel ID #03-26.0-400-053 to the north of proposed Lot 1.

Legal Considerations, if any: None.

Budget Impact: None.

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