



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

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

Date: February 16, 2010

Subject: **Resolution** Approving a Minor Subdivision for "Parkway Lakeside Apartment Homes"

List of committees that have reviewed: The Community Development Committee reviewed and recommended approval of the Minor Subdivision with a vote of 5-0 at its February 8, 2010 meeting.

Project Summary: The applicant, Parkway Lakeside Apartment Homes, LLC, is proposing to subdivide Parcel Number 03-36.0-401-012, a 25.04 acre tract of land into two (2) lots to create "Parkway Lakeside Apartment Homes" Minor Subdivision. The tract is located on the north side of Frank Scott Parkway and is currently an undeveloped piece of property. It has been rezoned for an apartment complex and commercial building. The minor subdivision will create Lot 1, a 4.913 acre tract, and Lot 2, a 20.126 acre tract. The proposed use for Lot 1 is a commercial retail building, and the proposed use for Lot 2 is apartments. The property is currently zoned B-1(P), Planned Community Business District and MR-2(P), Planned Multi-Family District.

The applicant has identified several easements, including sanitary sewer (Caseyville), water (O'Fallon), cross-access easements, drainage easements, and an emergency access easement on the north side of Lot 2.

Legal Considerations, if any: None.

Budget Impact: None.

Staff Recommendation: The Minor Subdivision Plat for Parkway Lakeside Apartment Homes has been reviewed by Planning and Engineering staff, and they have been found to meet all minimum platting requirements for lots in the Subdivision Control Ordinance. Staff recommends approval of the Minor Subdivision as proposed.