



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number:

Title:	Plan Commission recommendation to approve a Final Plat of Subdivision and Plat of Easement Abrogation for Valley Shopping Center Resubdivision.
Presenter:	Russell Colby

Meeting: Planning & Development Committee

Date: December 11, 2017

Proposed Cost: N/A

Budgeted Amount: N/A

Not Budgeted:

Executive Summary *(if not budgeted please explain):*

Plank Road LLC owns the property comprising the Valley Shopping Center (the main shopping center and the Grimms building, now demolished) and some of the surrounding outparcels- Rookies Restaurant, Olympia Chiropractic, and the closed carwash at the corner of Main & 17th Streets. First Midwest Bank controls Plank Road, LLC.

Plank Road LLC is proposing a resubdivision of their property into 4 new lots. The City of St. Charles is under contract to purchase the largest lot, Lot 4. The City intends to utilize the lot for a new Police Station. Lots 2 and 3 have been drawn for the existing buildings occupied by Olympia Chiropractic and Rookies Restaurant. Lot 1 includes the closed carwash and the former Grimms building.

A Plat of Abrogation has been prepared in order to remove the existing blanket utility, access and cross parking easements over the proposed lots and the Fox Title lot, which date from an earlier subdivision of the property. These blanket easements will be replaced with lot perimeter utility and drainage easements and a designated cross access easement connecting 17th St. and the signalized entrance at Main Street. The cross access easement will provide access to all lots within the subdivision and the Fox Title property.

Plan Commission review

The Plan Commission reviewed the Plat of Subdivision on 12/5/17. The Plan Commission recommended approval, 9-0, subject to resolution of outstanding staff review comments, as listed in the Staff Report.

Staff is recommending approval contingent on resolution of the outstanding staff comments, and the Plat of Abrogation being executed by the owner of the Fox Title lot. (If the owner of the Fox Title lot is not willing to sign the Abrogation Plat, then the Abrogation Plat will need to be revised to exclude the Fox Title lot, and the Subdivision Plat easement notes will need to be revised accordingly).

Attachments *(please list):*

Plan Commission Resolution, Staff Report, Application and attachments

Recommendation/Suggested Action *(briefly explain):*

Recommendation to approve subject to resolution of outstanding staff review comments and conditionally upon the owner of the Fox Title lot signing the Plat of Abrogation, prior to City Council action.