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## MEMORANDUM

**To:** City of The Village of Douglas City Council  
**Date:** February 1, 2024  
**From:** Tricia Anderson, AICP  
**RE:** **Suggested Motion – Centre Collective Final Site Condominium**

The City Council may consider the following model motion regarding the Final Site Condominium plan at the February 5, 2024 City Council meeting:

“I move to **[approve / approve with conditions / deny / table ]** the final condominium plan for the proposed 19-unit Centre Collective residential site condominium located at 324 W. Center Street, based on the following findings:

1. The applicant proposes stormwater management facilities in an area known as the Pleasant Street ROW, which is a platted roadway (or paper street) within the Saint Peters Subdivision Plat, that he does not have ownership of at this time.
2. The portion of the subject condo property that consists of platted parcels, are currently subject to restrictive covenants relative to dimensional requirements such as lot size and setbacks that were established when the Saint Peters Subdivision was platted in 1963, that the proposed site condominium development does not meet.
3. The applicant appears to be taking steps in the right direction to resolve the legal issues associated with vacating the Pleasant St. ROW and the amendment to the Saint Peters Subdivision Plat, however, the City does not have reasonable assurance at this time that there would be no objections to the vacation of the Pleasant Street ROW.
4. Additional reasons stated in the City Attorney’s memorandum to the City Council dated January 31, 2024.”.

Please feel free to contact me with questions regarding this issue.

c: Lisa Nocerini, City Manager – City of the Village of Douglas  
David Keast, City Attorney – Plunkett Cooney