

**ROCHELLE CITY COUNCIL
AGENDA ITEM MEMO
REGULAR MEETING**

SUBJECT: An Ordinance Approving the Preliminary and Final Plat of Subdivision for the property located at 1415 10th Avenue, PARCELS 24-23-226-001 and 24-23-226-002

Staff Contact: Michelle Pease, Community Development Director

Summary: St. Paul Lutheran Church has petitioned to subdivide the property located at 1415 10th Avenue, Parcels 24-23-226-001 and 24-23-226-002. The property is zoned R1 Single Family low density residential and is approximately 9.73 acres.

The purpose of subdividing is to divide the existing 9.73-acres into four parcels for single family homes. Lot one will be 4.53 acres, lot two will be .63 acres, lot three will have 1.16 acres and lot four will be 3.41 acres. The four lots will maintain the current zoning of R1 Single Family low density residential. All lots meet the minimum required lot area of 15,000 sq. ft.

Fehr Graham developed a preliminary and final plat of subdivision on behalf of St. Paul Lutheran Church for a four-lot subdivision with easements.

Staff Recommends:

Staff is presenting the preliminary and final plat of subdivision subject to the following:

1. Final City staff review and comment of the preliminary and final plats of subdivision.
2. The Surety for any public infrastructure/utility extension will need to be provided for each subdivided parcel prior to the issuance of any permits. City Engineer certificates for surety will be removed from the plat.
3. Providing engineering plans for all stormwater retention, detention, or retention at the time of application for any permits for each subdivided parcel.
4. Obtaining a permit from the City for individual lot access across City Right of Way and for any work that is performed within the City Right of Way, including applicable surety at that time.

On Monday, June 2, 2025, the Planning and Zoning Commission held a public hearing and voted 6-0 to approve the preliminary and final plats of subdivision.

Funding Sources:

Source:	Budgeted Amount:	Proposed Expenditure:

Strategic Plan Goal Application: Incorporate dynamic planning and evaluation in City-wide planning.

Recommendation: Approve the Ordinance for the Preliminary and Final Plat of Subdivision for the property located at 1415 10th Avenue, PARCELS 24-23-226-001 and 24-23-226-002.