



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 15, 2021

Re: Northland Acres Plat 3 – Final Plat (Case #40-21)

Executive Summary

Approval of this request would result in the creation of a two-lot final plat to be known as "Northland Acres Plat 3". The subject site is located at the northeast corner of Blue Ridge Road and Range Line Street.

Discussion

Engineering Surveys & Services (agent), on behalf of Leon and Marilyn Keller Properties LLC (owner), seeks approval of a two-lot final plat to be known as "Northland Acres Plat 3". The 1.9-acre property is zoned IG (Industrial) and is addressed 3206 Range Line Street. The corresponding preliminary plat for the property was approved at the February 1, 2021 Council meeting (R20-21). The proposed final plat is in substantial compliance with the preliminary plat.

Platting will confer legal lot status upon both proposed lots and allow for the issuance of permits to renovate the existing one-story metal building on Lot 1 and extend public sewer to both parcels. All uses permitted in the IG zone, subject to applicable dimensional and use-specific standards, will be possible once legal-lot status is bestowed. There are no additional development plans for the lots other than improvement of the existing structure at this time.

The final plat will dedicate the required 10' utility easements adjacent to the public roadways abutting the acreage, the required 30' corner truncations at the Blue Ridge Road and Northland Drive intersections with Range Line Street, and the required half-width right of way for both Range Line Street (a major arterial) and Northland Drive (a local, non-residential). Adequate right of way exists for Blue Ridge Road; therefore, no additional right of way is required. The site has restricted access from Range Line Street which is a MoDOT maintained facility. Additionally, the plat will dedicate a 16' sanitary sewer easement that will accommodate the extension of public sewer to the lots. Sidewalks are in place on Range Line Street, and will be required along Blue Ridge Road and Northland Drive.

Locator maps and the final plat are attached.



Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as roads and sewers as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
2/1/2021	Approval of the Northland Acres Plat 3 Preliminary Plat (R20-21)

Suggested Council Action

Approve the final plat of "Northland Acres Plat 3".