



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 1, 2021

Re: Northland Acres Plat 3 – Preliminary Plat (Case #35-21)

Executive Summary

Approval of this request would result in the creation of a two-lot preliminary plat to be known as "Preliminary Plat Northland Acres Plat 3". The preliminary plat is required for the final platting of two lots 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 preliminary plat to be known as "Preliminary Plat Northland Acres Plat 3". The 1.98-acre property is zoned IG (Industrial) and is addressed 3206 Range Line Street. A concurrent final plat for the property is under review.

The owners desire to improve the one-story metal building on Lot 1 and extend public sewer. All uses permitted in the IG zone, subject to applicable dimensional and use-specific standards, will be possible once the final plat is approved and legal-lot status is bestowed upon the property. There are no additional development plans for the lots other than improvement of the existing structure at this time.

Access to the property provided by Northland Drive and Blue Ridge Road. Range Line Street, a MoDOT facility, has access restrictions. The preliminary plat shows all required and existing sidewalks, the dedication of a 10' utility easement adjacent to the public roadways, a 16' sanitary sewer easement to extend service to the lots, and 30' corner truncations at the two intersections. The plat also shows the required dedication of additional right-of-way on Range Line Street (a major arterial) and Northland Drive (a local, non-residential). Adequate ROW exists for Blue Ridge Road (a major collector) and sidewalks are already in place along this frontage.

The Planning and Zoning Commission considered this request at their January 7, 2021 meeting. Staff presented its report and the applicant was available for questions. No member of the public spoke during the public hearing. A motion to recommend approval of the preliminary plat passed (9-0).

The Planning and Zoning Commission staff report, locator maps, preliminary plat, and meeting minute excerpts 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
	N/A

Suggested Council Action

Approve the "Preliminary Plat Northland Acres Plat 3" as recommended by the Planning and Zoning Commission.