



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 4, 2018

Re: Barkwell's Plat No. 2 - Final Plat (Case #18-141)

Executive Summary

Approval of "Barkwell's Plat No. 2," will result in the combination of two commonly-owned lots located between Business Loop 70 and Nebraska Avenue, resulting in a split-zoned parcel, with IG (General Industrial District) zoning to the north and MC (Mixed-use Corridor District) zoning to the south.

Discussion

Crockett Engineering (agent), on behalf of NPG of Missouri, LLC (owners), is seeking approval of a 1-lot final minor plat to be known as "Barkwell's Plat No. 2." The proposed replat combines Lots 5 and 28 of Barkwell's Subdivision, to create a single "legal lot" per the UDC. The combined parcel will contain a total of 1.33 acres. The parcels are improved with an office building which houses television broadcasting functions (on the south) and associated parking and access (on the north).

The proposed replat requires the dedication of an additional 13 feet of right-of-way for East Business Loop 70 and construction of sidewalk along both of the parcel's roadway frontages in accordance with standard performance contract terms. Dedication of the additional right-of-way will create a conflict with the existing building and the 25-foot building setback line. This non-conformance will, however, be permitted to remain until such time as the site is redeveloped. The site is served by all City utilities at this time, and no public utility extensions are required.

The combination of the lots also creates an instance of split-zoning, as the two existing lots are inconsistently zoned, with IG zoning to the north and MC zoning to south. Split-zoning is generally discouraged; however, it is not prohibited by the UDC. Therefore, no rezoning will be required at this time.

Pursuant to Section 29-5.2(d)(4) of the UDC, the replat does not appear to create any detrimental impacts or remove any restrictions that were previously relied upon by adjacent property owners or the City. A public information meeting was held for this case on June 26, 2018, and there were no members of the public in attendance.

The final plat has been reviewed by both internal and external agencies and has been found to comply with all standards of the UDC.

Locator maps and a copy of the final plat are attached for your review.



Fiscal Impact

Short-Term Impact: None anticipated.

Long-Term Impact: No additional long-term impacts beyond what the site current places upon the City are anticipated. The proposed replat is to combine the lots with no new construction or change of use proposed.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

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

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the final plat of "Barkwell's Plat No. 2."