



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 16, 2021

Re: *Rory Point Plat No. 1 – Final Plat (Case #202-2021)*

Executive Summary

Approval of this request would result in the creation of a 14.31-acre, A (Agriculture) zoned lot, located west of Sinclair Road just north of Cascades Drive.

Discussion

Crockett Engineering (agent), on behalf of Grant R. Drewing (owner), seeks approval of one lot final minor plat containing 14.31 acres located west of Sinclair Road north of Cascades Drive. Approval of the plat will grant legal lot status to the property in advance of its future development with a desired single-family home. The site was formerly a portion of the University of Missouri's Sinclair Farm property and was legally transferred to the applicant by way of a deed transfer; however, has never been formally platted as a lot. As such, the requested final plat is required to confer legal lot status which will allow the release of the future building permit.

A variable amount of additional half-width right-of-way, as shown on the plat, will be dedicated for Sinclair Road to ensure it is compliant with collector street standards. Additionally, the required 10-foot utility easement along the same roadway frontage will be dedicated upon recording of the plat. An existing sanitary sewer easement of varying width is depicted on the plat in the same general location as the proposed utility easement dedication.

The Planning and Zoning Commission considered this request at their July 22, 2021 meeting. Staff presented their report and there were no public comments or Commissioner questions. A motion to approve the plat passed (8-0).

The Planning Commission staff report, locator maps, final plat, and meeting minute excerpts are attached.

Fiscal Impact

Short-Term Impact: None. Extension of infrastructure to support the proposed improvement of the site will be at the expense of the applicant.

Long-Term Impact: Additional cost for public infrastructure maintenance and support services (i.e. public safety and trash collection). Long-term impacts may or may not be offset by increased user fees and tax (property and sales) collections.



Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Resilient Economy, 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	N/A

Suggested Council Action

Approve the final minor plat entitled, "Rory Point Plat No. 1," as recommended by the Planning and Zoning Commission.