



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 19, 2022

Re: E.C. More's Subdivision, Plat 1A – Replat (Case # 217-2022)

## Executive Summary

Approval of this request will result in the creation of a 1-lot consolidation plat to be known as *E.C. More's Subdivision, Plat 1A*.

## Discussion

A request by Crockett Engineering (agent), on behalf of Bowling Street, LLC. (owner), seeking approval of a one-lot replat. The proposed replat would consolidate several lots and previously vacated right-of-way into a single "legal lot" containing 5.51-acres. The subject site is zoned M-C (Mixed-use Corridor) and is located northeast of the intersection of Business Loop 70 and Bowling Street.

The subject site contains previously vacated right-of-way for Lakeview Avenue, part of lots 36 & 44 and all of Lots 37-43 of E.C. More's Subdivision, recorded in 1896. The unimproved site is proposed to be consolidated into a new 5.51-acre lot to facilitate future development. The platting action would remove the interior lot lines created by the previous plat. Development of structures over platted interior property lines is prohibited pursuant to Section 29-5.1 (f)(3) of the UDC. The subject site is presently shown as a single tax parcel by the Boone County Assessor.

Proposed Lot 1 has frontage on Business Loop 70 and Bowling Street. Additional right-of-way, including a corner truncation, is being dedicated along both street frontages in addition to a 10' utility and pedestrian easement. Sidewalks are not currently in place but will be required with any development. This section of Business Loop 70 is MoDOT-maintained and any work within that right-of-way will require a MoDOT permit. No other public utility extensions are required at this time.

Per Section 29-5.2(d)(4) approval of a replat is subject to Council finding that:

- (1) The replat does not remove any conditions of the existing plat that have been relied upon by the City and neighboring property owners.

Staff **has not** identified any existing conditions upon which the City or adjoining property owners have relied upon.



- (2) The replat is served by adequate infrastructure to meet the increased demand generated by the resubdivision.

The subject site **is served by** adequate utilities to support its development as M-C zoned land. **No** extension of utilities services to the site are required to accommodate future redevelopment. There are **no known or identified** infrastructure capacity limitation within the adjoining infrastructure systems.

- (3) The replat is not detrimental to other properties in the neighborhood or if alleged to be detrimental the public benefit outweighs the alleged detriment to the property in the neighborhood.

The proposed replat is sought to consolidate the subject property into a single "legal-lot" for development purposes. While consolidation of the acreage into a single lot permits a larger building envelope given elimination of internal property lines the zoning of the parcel remains M-C and is subject to all UDC requirements pertaining to bulk, density, setbacks, parking, screening, buffering, and neighborhood protections.

The existing development pattern in the immediate proximity of the subject site is not uncommon to that proposed. Larger commercial and semi-industrial development is located upon adjoining lands. Furthermore, development of several residential projects serving diverse housing needs are either developed or in the process of developing on south side of the Business Loop east of the subject property.

While no formal development plans have been submitted for review to date, staff is aware that the property may be developed with a "Temporary Shelter." Such use would require the issuance of a "conditional use permit" which requires a recommendation by the Planning and Zoning Commission and approval by the City Council, per Section 29-6.4(m). The Commission may recommend and the Council approve any conditions upon the conditional use permit deemed necessary to carry out the provisions and intent of the UDC and offer possible protections to the adjoining property owners. In addition to these potential Council-imposed conditions, temporary shelters are subject to the use-specific standards outlined in section 29-3.3(i) which provide guidance on application materials, proximity to other temporary shelters, and minimum lot area.

The proposed replat has been reviewed by internal and external staff for subdivision compliance with the requirements of the UDC and found to be within technical compliance. No design adjustments have been requested in connection with the request. It is further staff's finding that approval of the subject replat would be in compliance with the standards of Section 29-5.2(d)(4) of the UDC.

Locator maps and the final plat are attached for review.



## 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: Possible impacts could be public infrastructure maintenance such as roads, sewers, and water, 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: Reliable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

### Comprehensive Plan Impacts:

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

## Legislative History

Date	Action
N/A	N/A

## Suggested Council Action

Approve the final plat of *E.C. More's Subdivision, Plat 1A – Replat.*