



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 4, 2018

Re: Hilltop Subdivision – Preliminary Plat (Case # 18-90)

## Executive Summary

Approval of this request would result in the creation of a 2-lot preliminary plat entitled, "Hilltop Subdivision, Preliminary Plat."

## Discussion

The applicant is seeking approval of a 2-lot preliminary plat to be known as "Hilltop Subdivision" located at the terminus of Jenne Lane and Jenne Hill Drive, just north of Highway 63. The preliminary plat divides an existing survey tract into 2 development lots. Lot 1 (2.25 ac) is proposed to be improved with an 8-10 bed residential care facility. Lot 2 (8.60 ac) will be reserved for future development.

This request was concurrently reviewed with Case #18-91 which proposes rezoning the subject parcel from PD (Planned District) to M-OF (Mixed-use Office). Case #18-91 was introduced to Council at their May 21, 2018 meeting. A final plat (Case #18-92), is pending Council introduction on the outcome of the requested rezoning and preliminary plat.

The proposed newly created lots will have frontage upon the terminus of Jenne Lane which will be improved with a cul-de-sac. Additional right-of-way to accommodate the cul-de-sac is provided on the preliminary plat and will be dedicated on the final plat. In evaluating access to the proposed Lot 2, staff considered the value of requiring a typical street extension versus the proposed 25-foot wide stem access. Given the subject site is a survey tract, the creation of the stem as its means of access permitted. Such access reduces the need for future City street maintenance and is believed to be appropriate given the limited opportunities for future street connectivity.

The site is served by all City utilities; however, water and sewer extensions are required in order to reach both newly-created lots. Sidewalks will be required to be constructed along the extension of Jenne Lane and around the cul-de-sac. Jenne Lane is a MoDOT access road, and Jenne Hill Drive is a local residential street. Neither street is named on the CATSO Major Roadway Plan.

The Planning and Zoning Commission considered this case at their April 19, 2018 meeting. Staff provided its report and the applicant gave an overview of the request. After brief discussion the Commission voted 8-0 in favor of the 2-lot preliminary plat.

A copy of the staff report, locator maps, preliminary plat, and meeting excerpts 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: Public infrastructure maintenance such as roads and sewers, as well as public safety and solid waste service provision. Future impacts may be offset by increased user fees and 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: Infrastructure, Tertiary Impact: Mobility, Connectivity, and Accessibility

## Legislative History

Date	Action
8/2/2004	Approved "AHJ O-P Development Plan"

## Suggested Council Action

Approve the preliminary plat as recommended by the Planning and Zoning Commission.