AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
March 23, 2017

SUMMARY

A request by GRD Properties, LLC (owner) for a final minor plat to create a single C-3 (General Business District) zoned lot, to be known as BMW Plat No. 1. The 4.97-acre subject site is located on the east side of Beverly Drive, between I-70 Drive SW and Bernadette Drive. **(Case #17-84)**

DISCUSSION

The applicant is requesting a one-lot final minor plat of C-3 (General Business District) zoned land. The proposal consolidates three surveyed tracts into a single lot. Redevelopment of the subject site with a BMW dealership is nearing completion. The plat dedicates additional right-of-way and easements needed for streets, sidewalks and utilities related to the new development.

The request meets all applicable City Zoning and Subdivision standards.

RECOMMENDATION

Approval of the proposed final plat

ATTACHMENTS

- Locator maps
- Proposed plat of BMW Plat No. 1

SITE HISTORY

Annexation Date	1955
Existing Zoning District(s)	C-3 (General Business District)
Land Use Plan Designation	Commercial District
Subdivision/Legal Lot Status	Survey tracts

SITE CHARACTERISTICS

Area (acres)	4.97 acres
Topography	Level
Vegetation/Landscaping	Landscaping
Watershed/Drainage	Harmony Creek
Existing structures	New automobile dealership building (nearing completion)

UTILITIES & SERVICES

Site is served by all city services (utilities and public safety)

ACCESS

I-70 Drive SW	North side of site
Major Roadway Plan	Major collector street (Unimproved & MoDOT-maintained)
CIP Projects	None
Sidewalk	Needed

Beverly Drive	West side of site
Major Roadway Plan	Local nonresidential street (Improved & City-maintained)
CIP Projects	None
Sidewalk	Needed

Bernadette Drive	Southwest corner of site
Major Roadway Plan	Major collector street (Improved & City-maintained)
CIP Projects	None
Sidewalk	In place

PARKS & RECREATION

Neighborhood Parks	Cosmopolitan Recreation Area is 600 feet north of site
Trails Plan	N/A
Bicycle/Pedestrian Plan	N/A

Report prepared by Steve MacIntyre; Approved by Pat Zenner