



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 1, 2018

Re: Hilltop Estates - Final Plat (Case #18-92)

Executive Summary

Approval of "Hilltop Estates" will result in the creation of a 2-lot final plat on 10.8 acres located at the terminus of Jenne Lane at Jenne Hill Drive.

Discussion

The applicant is seeking approval of a 2-lot final plat to be known as "Hilltop Estates" located at the terminus of Jenne Lane and Jenne Hill Drive, just north of Highway 63. The 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 submitted alongside Case #18-91, which proposed 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, and approved at the June 4th meeting. A preliminary plat of the property (Case #18-90) was approved concurrently with the rezoning and is attached for reference.

The proposed lots will have frontage upon the terminus of Jenne Lane which will be improved with a code compliant cul-de-sac. Additional right-of-way to accommodate the cul-de-sac is dedicated on the face of the 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 final plat has been reviewed by both internal and external agencies and has been found to comply with all standards of the UDC, and the approved preliminary plat.

A copy of the staff report, locator maps, final plat, and approved preliminary 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: 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: 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
6/4/2018	R 84-18: Approving the "Hilltop Subdivision Preliminary Plat"
6/4/2018	Ord. No. 023554: Approving the rezoning from A to M-OF

Suggested Council Action

Approve the final plat of "Hilltop Estates".