



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 20, 2017

Re: CPS Middle School – Preliminary Plat (Case #17-226)

## Executive Summary

Approval of the request will authorize a preliminary plat for the creation of a one-lot subdivision to be known as “CPS Middle School Subdivision.”

## Discussion

The applicant is seeking approval of a 1-lot preliminary plat on approximately 63 acres located east of Sinclair Road, just south of Chesterfield Drive. The site is proposed to be improved with a new CPS middle school. Site development (access points and construction) will be concentrated at the southern end of the parcel. This placement is due to the northern portions of the site containing a number of sensitive site features such as climax forest, stream buffer, and a set of utility easements that cut across the property from the northeast property corner, to Sinclair Road about 850' south of the northern boundary.

Sinclair Road is currently an unimproved major collector roadway. The plat depicts dedication of an additional 40' of right of way for Sinclair Road to meet required half-width standards. This additional right of way will be dedication at the time of final plat approval.

A Traffic Impact Analysis (TIS) was required for this development since the future improvements will generate more than 100 trips in the peak hour. The study indicated the need for a southbound left turn lane into the site as well as a left turn lane at the intersection of Route K and Sinclair Road. The Traffic Division has reviewed the findings of the TIS and agree with the recommended improvements that have been proposed.

In regards to the required turn lane at the intersection of Route K and Sinclair Road, it is anticipated that this intersection will be improved as a roundabout in the future. The Traffic Division is currently negotiating with MoDOT on a cost-sharing arrangement for these improvements and believe the installation of the required left turn lane, by the applicant, would be an inappropriate expenditure of public funds. Given this conclusion, a payment in lieu of the construction is considered a more appropriate option. The details of this payment would need to be identified either as a condition of the future final plat approval for this site or in a separate development agreement executed concurrently with the future final plat.

The Planning and Zoning Commission considered this proposal at its October 19, 2017 meeting. Commissioners expressed concerns regarding a general lack of pedestrian and vehicular improvements on Sinclair Road. After a detailed discussion, the Planning and Zoning Commission voted unanimously (8-0) to recommend approval of the preliminary plat.



A copy of the Planning and Zoning Commission staff report, locator maps, preliminary plat, and meeting excerpts are attached.

## 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.

## Vision & Strategic Plan Impact

### Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Public Safety, Tertiary Impact: Not Applicable

### Comprehensive Plan Impacts:

Primary Impact: Mobility, Connectivity, and Accessibility, Secondary Impact: Infrastructure, Tertiary Impact: Land Use & Growth Management

## Legislative History

Date	Action
N/A	N/A

## Suggested Council Action

Approval of the preliminary plat, as recommended by the Planning and Zoning Commission.