



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 6, 2019

Re: Bearfield Plaza Plat 1-B, Lot 1B-1 – PD Plan (Case #74-2019)

## Executive Summary

This request seeks approval of a new PD development plan to be known as “Bearfield Plaza Plat 1-B, Lot 1B-1 PD Plan” and would permit the development of a Scooter’s Coffee Drive-up facility on approximately 0.5 acres of land located east of Bearfield Road and south of Grindstone Parkway adjacent to the Tiger Express Carwash.

## Discussion

Anderson Engineering (agent), on behalf of THF Bearfield 63 (owner), seeks approval of the Bearfield Plaza Plat 1-B, Lot 1B-1 PD Plan to allow for the development of a Scooter’s Coffee Drive-up on the triangularly-shaped 0.5 acre portion of Lot 1B-1 between the private drive, Grindstone Parkway, and the Tiger Express Carwash. There are no immediate plans for development on the remaining approximately three acres of the lot to the west of the proposed Scooter’s. The proposed PD Plan identifies this area as a “Future Development Area”. Any future development on the remainder of the lot will require approval of an updated PD Plan.

The building, site features, and use are consistent with the existing SOI approved as part of the 2005 rezoning to PD. The building will be 550 square feet, 19’ tall, and provide five parking spaces. The proposed development will be accessed from the existing private drive between the Old Highway 63/Chinaberry Drive roundabout and the right-in/right-out access at Grindstone Parkway. Signage, stormwater management, landscaping and lighting, as shown on the plan, are consistent with the UDC’s requirements.

Construction is presently underway to fill the sidewalk gap along the overall parcel’s Bearfield Road frontage, as required by this development plan’s approval. Completion of this gap will result in the connection of existing sidewalk along Grindstone Parkway to sidewalk along S. Old Highway 63. MoDOT has jurisdiction over this portion of the roadway and has approved the sidewalk construction plans.

This request was heard before the Planning and Zoning Commission at their March 21, 2019 meeting. Following the staff report, the applicant’s agent gave a brief presentation. There was no public comment made regarding the proposal. The Commissioners had no questions of the applicant and following a motion approved the requested PD plan by a vote of 9-0.

A copy of the Planning and Zoning Commission staff report, locator maps, existing 2005 approved SOI, PD Plan, and meeting excerpts are attached.



## Fiscal Impact

Short-Term Impact: Limited short-term impact. All infrastructure extension will be at developer's expense.

Long-Term Impact: Long-term impact would include infrastructure maintenance and public safety services. Such increased costs may be offset by increased property taxes and user fees.

## 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: Not applicable, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
10/17/2005	Approved C-P zoning and associated statement of intent. (Ord. No. 018757)

## Suggested Council Action

Approve the "Bearfield Plaza Plat 1-B, Lot 1B-1 PD Plan" as recommended by the Planning and Zoning Commission.