



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 3, 2021

Re: La Grange Place Plat 5 - Final Plat (Case #108-2021)

Executive Summary

Approval of this request will result in a 1-lot final plat to be known as *La Grange Place Plat 5*.

Discussion

McClure Engineering Co. (agent), on behalf of Missouri Farm House Associations, Inc. (owner), seeks approval to consolidate multiple R-MF (Multiple-Family Dwelling) zoned lots into a single lot in advance of proposed redevelopment of the site with a new fraternity house. The approximately 0.44-acre site is located at the southeast corner of Rollins Street and Richmond Avenue.

The proposed plat expands a potential building envelope and places the existing fraternity house and its parking facilities together on one lot by consolidating Lot 36, Lot 40, and parts of Lot 37 and 41 from *La Grange Place* (1910). Presently, the existing structure encroaches in to the corner side yard to the west and side yard to the east. This replat will not create or expand any non-conformities on the site.

Required half-width right-of-way, 13-feet and 2.5-feet, are being dedicated on the plat for Rollins Street and Richmond Avenue, respectively. Additionally, a corner truncation at the intersection of Rollins and Richmond has been provided as well as the required 10-foot utility easements along both frontages. Sidewalks are existing along both frontages. No public utility infrastructure expansion/extension is required at this time to serve the future enlarged development site.

The Planning and Zoning Commission considered this request at its April 8, 2021 meeting. Staff presented its report and the applicant was present to answer questions. The Commission inquired about the pending Board of Adjustment action associated with the property and the impact that approval of the plat would have on those proceedings. Staff responded that the Board action would occur prior to Council's final consideration of the plat and that the applicant could withdraw this platting action if they were unsuccessful with their variance requests. Staff further noted that redevelopment of the site would require the consolidation that this plat was proposing regardless of the pending Board of Adjustment actions. Following brief additional discussion, the Commission made a motion to approve the required plat which was approved (8-0).

The Planning and Zoning Commission staff report, locator maps, final plat, and meeting minute 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: Possible impacts could be public infrastructure maintenance such as roads, sewers, and water, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or 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: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the final plat to be known as *La Grange Place Plat 5* as recommended by the Planning and Zoning Commission.