



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 16, 2023

Re: 250 E. North Cedar Lake Drive – Final Plat (Case # 213-2023)

Executive Summary

Approval would result in the combination of Lots 12 and 13 of “Corporate Lake Plat No. 7” into a single development lot to be known as Lot 101 of, “Liddle Acres Plat 1.”

Discussion

A Civil Group (agent), on behalf of Garry and Brenda Lewis (owners), seek approval of a 1-lot replat to combine Lots 12 and 13 of “Corporate Lake Plat No. 7.” The resulting final plat is to be known as, “Liddle Acres Plat 1”. The subject parcel contains 1.47 acres of M-C zoned (Mixed-Use Corridor) land that is located southwest of the intersection of the South Providence Outer Road and North Cedar Lake Drive.

The subject lots were annexed in two parts between 1985 and 1990. R-1 zoning was assigned on the 1985 annexation parcel which extended from the South Providence Outer Road west to nearly Bethel Road and from Southampton Drive south of the present location of North Cedar Lake Drive. In March 1986, a PUD plan was approved on the parcel for, “Rock Bridge Meadows,” and a revision was then approved in August of the same year.

In February 1990, the portion of the subject parcel south of the current E. North Cedar Lake Drive was annexed and permanently zoned C-1 (now M-N, Mixed-use Neighborhood). In July 1990 the southern portion of the subject tract was rezoned to C-3 (now M-C, Mixed-use Corridor). A subsequent relocation of North Cedar Lake Drive, slightly to the north, resulted in approximately 75-feet of the C-1 (now M-N) property being located along the south side of the roadway, creating an instance of split-zoning on the subject parcel. The lots were platted in their current configuration as Lots 12 and 13 of, “Corporate Lake Plat No. 7,” in March of 1991. In November of 2021, the owners requested a rezoning of the M-N (formerly C-1) portion of the parcel to M-C, eliminating the split-zoned condition to make the tract more easily developable under a single zoning classification.

The applicants have a prospective buyer/tenant for the two existing lots, who intend to construct an indoor recreation facility on the property. The UDC prohibits construction of a structure across an existing lot line, and the potential users anticipate the boundary between Lots 12 and 13 to be in conflict with their building plans. Therefore, the applicants have submitted this consolidation plat to combine the two lots and clear the way for the new lot to be fully-developed after over 30 years of lying dormant.

All required easements are dedicated by the plat, including the standard 10-foot utility easement along the North Cedar Lake Drive frontage, as well as an expanded 25-foot utility



easement along the MoDOT-maintained South Providence Outer Road. The plat has been reviewed by both internal and external departments/agencies and complies with all requirements of the UDC. The applicants have supplied performance contracts for all infrastructure improvements, including sidewalk construction. The plat is supported for approval.

Locator maps and the final 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, 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: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Economic Development, Tertiary Impact: Not Applicable

Legislative History

Date	Action
11/01/21	Approved: Rezoning from M-N to M-C (Ord. # 024811)
03/18/91	Approved: Corporate Lake Plat No. 7 (Ord. # 012909)
07/02/90	Approved: C-3 zoning on southern portion of parcel (Ord. #012663)
02/05/90	Approved: Annexation and C-1 zoning on southern portion of subject tract (Ord. #012497)
08/04/86	Approved: "Rock Bridge Meadows Final PUD Plan" (Ord. 011157)
03/17/86	Approved: PUD zoning and development plan for, "Rock Bridge Meadows" (Ord. 010957)
09/03/85	Approved: Annexation and R-1 zoning on northern portion of subject tract (Ord. 010692)

Suggested Council Action

Approved the final plat entitled, "Liddle Acres Plat 1."