



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 2, 2022

Re: Chalet Subdivision, Plat No. 1-A – Final Plat (Case #94-2022)

## Executive Summary

Approval of this request will authorize the reconfiguration of six existing lots into a 2-lot final plat to be known as the “*Chalet Subdivision, Plat No. 1-A*,” for the purpose of redeveloping the property.

## Discussion

Crockett Engineering (agent), on behalf of Southside Ventures, LLC (owners), is seeking approval of a 2-lot final plat (replat) of property located on the southwest corner of Grindstone Parkway and the former State Route AC (Nifong Boulevard). The subject property is 12.39 acres, is zoned M-C (Mixed-Use Corridor District), and was previously improved with a structure commonly known as the “Ice Chalet.” The proposed plat depicts two lot, Lots 1A and 1B, containing 10.10 and 2.29 acres, respectively. Potential development plans for the property include a the proposed Quick-Trip (QT) convenience store on Lot 1A and a prospective hotel on Lot 1B.

Notations on the plat indicate that vehicular access to the parcel is restricted to a single point of ingress/egress from Grindstone Parkway and to two points along former State Route AC. The purpose of restricting access is to manage vehicular circulation on the original 6-lot parcel, entering and exiting the site along the two major roadways. The Grindstone entrance was established by the Missouri Highway Commission (now MoDOT) prior to when the property was initially platted in 1974, and remains intact. The AC access points are established by this plat at the request of the City Traffic Division.

No additional right-of-way (ROW) is required adjacent to the subject property at this time. An existing street easement for Ponderosa, at the southwest corner of the parcel, is rededicated by the plat as public right of way. Additionally, a new utility easement is established at the center of the parcel to serve the newly-created lots with sewer. The majority of this easement is 38 feet in width; however, at the southwest corner of Lot 2A the easement narrows to 16 feet where it extends out to Ponderosa Street. Standard 10-foot utility easements are provided along all street frontages.

Following internal and external agency review, the plat has been found to be compliant with the standards contained within the UDC. Staff is recommending approval of the platting action subject to the access restriction noted on the plat.

The final plat and locator maps are attached for review.



## Fiscal Impact

Short-Term Impact: None anticipated within the next 2 years. Any utility extensions or expansion will be at the expense of the developer.

Long-Term Impact: Limited. Future impacts may include increased expenditure in street, sewer, and water infrastructure maintenance as well as public safety and solid waste collection. These impacts may or may not be off-set by user fees or increased 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: Not applicable, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
3/5/74	Approved - <i>Chalet Subdivision</i> (Ord. # 006276)

## Suggested Council Action

Approval the final plat of the "Chalet Subdivision, Plat No. 1-A".