



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 7, 2018

Re: Craig Point Plat No. 1- Final Minor Plat (Case #18-94)

Executive Summary

Approval will result in the creation of a one-lot final plat, to be known as "Craig Point Plat No. 1" on previously unplatted property.

Discussion

Crockett Engineering Consultants (applicant) on behalf of the Robert G. Craig Trust (owner) is seeking approval of a .23 acre final minor plat to be known as "Craig Point Plat No. 1." The intent of the plat is to allow redevelopment of the site for a duplex consistent with the R-MF (Multiple-Family Dwelling) zoning. The two Quonset hut structures previously occupied the property and were demolished in 2017.

Access to the site will continue to be provided via the existing controlled signal at the Hospital Drive and College Avenue T-intersection, providing direct egress/ingress into the property's driveway. MoDOT has reviewed the plat and the proposed redevelopment plan and has indicated it does not desire to redesign the existing signalized access, nor are they asking for any additional right-of-way (ROW). The City's ROW requirements have previously been accommodated along the site's College Avenue frontage. The plat dedicates the required ten (10) foot utility easement adjacent to College Avenue.

This platting action creates a legal lot for the purposes of redevelopment. The proposed plat has been reviewed by staff and is found to comply with the provisions of the UDC therefore staff is recommending approval.

The Planning and Zoning Commission considered this request at their April 19, 2018 meeting. There was discussion regarding access into the property and the anticipated driveway improvements. Following Commissioner's comments and questions of the staff and applicant, the Commission voted (8-0; one absent) to recommend approval of the final plat as submitted.

The Planning and Zoning Commission staff report, locator maps, final plat, and meeting minutes 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: Limited as the property has previously had City services provided to it for similar density development. Any potential increase in impacts may be off-set by increased user fees and taxes.

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: Infrastructure, Tertiary Impact: Livable & Sustainable Communities

Legislative History

Date	Action
NA	NA

Suggested Council Action

Approve the proposed final plat to be known as "Craig Point Plat No. 1" as recommended by the Planning and Zoning Commission.