



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: March 21, 2022

Re: Conley Marketplace – Final Plat (Case #73-2022)

Executive Summary

Approval of the request would combine portions of three survey tracts into four legal lots for development purposes. The subject property contains 18.44 acres, and is located west of the intersection East Business Loop 70 and Conley Road.

Discussion

Engineering Surveys & Services (agent), on behalf of Conley Road Investments, LLC (owners), seeks approval of a 4-lot final minor plat to be known as "Conley Marketplace." The 18.44-acre parcel is located west of the newly signalized intersection of Business Loop 70 and Conley Road. Approval of the plat will grant legal lot status to the M-C (Mixed-Use Corridor District) zoned property which was previously improved with a MoDOT salt storage dome and storage facilities, until late 2008 when MoDOT removed their structures and sold the property.

Access to the property is currently provided at two locations, via private streets. The primary access is taken from the Business Loop/Conley Road intersection and extends to the west into Lot 1 via a stem located between Lots 2 and 3. Another access point is located at the northeast corner of the property that extends westward into the site and intersects a north-south roadway that connects both the primary and secondary accesses to the existing Wal-Mart parking lot to the south. These private access streets were constructed in conjunction with recent intersection improvements at this location.

Appropriate right-of-way and easement dedications are provided by the plat. An existing street easement, near the primary entrance to the property, is to be replaced with dedicated right-of-way upon recording of the plat. Right-of-way for the Business Loop and Conley Road were previously dedicated, so no further right-of-way is necessary at this time.

The site is served by all City utilities, but extensions will be required to each resultant lot. When the access roads were constructed, corresponding easements were provided for sewer and other utilities. The prospective purchaser of Lot 2 has indicated a need for a larger lot. As such, the existing utilities and/or easements under Lot 2 are proposed to be relocated.

The applicant has provided replacement easements approximately 120 feet to the west of their current location to avoid crossing Lot 2. The easements then turn to the east to connect back to the original easements adjacent to Lots 3 and 4, where the street will remain in its current location. The existing easements across Lot 2 are planned to be vacated by a separate action upon acceptance of the new infrastructure.



The Planning & Zoning Commission reviewed this plat at their February 24, 2022 meeting. Staff presented its report. The Commission inquired about the functionality of the proposed vehicular circulation. Staff indicated there were no concerns about the relocation of the north/south roadway to accommodate the expansion of Lot 2.

With no further discussion or public comments, a motion was made to approve the final plat subject to technical corrections, which passed unanimously (8-0). Since the Commission's hearing the technical corrections have been made.

The Planning and Zoning Commission staff report, locator maps, final plat, and meeting minute excerpts are attached.

Fiscal Impact

Short-Term Impact: None anticipated.

Long-Term Impact: None anticipated.

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: Infrastructure, Tertiary Impact: Economic Development

Legislative History

| Date | Action |
|------|--------|
| N/A | N/A |

Suggested Council Action

Approve the final minor plat for, "Conley Marketplace."