



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 18, 2017

Re: The Brooks Preliminary Plat #2 – Preliminary Plat (Case #17-77)

Executive Summary

Approval of this request would approve a preliminary plat for a 423-lot residential subdivision on R-1 zoned property, pending annexation.

Discussion

The applicant, Crockett Engineering Consultants (agent) on behalf of Brooks Development, LLC is seeking approval of a 423-lot preliminary plat on R-1 (One-Family Dwelling District) zoned land, to be known as *The Brooks Preliminary Plat #2*, pending annexation and permanent zoning of the property (Case #17-76). The 161.84-acre subject site is generally located on the north side of State Route WW, approximately 900 feet west of S. Rolling Hills Road.

The requested preliminary plat includes the creation of 388 lots for single-family use, and 35 common lots, with the majority of the common lots used for stormwater purposes, and others for tree preservation. The preliminary plat includes the future dedication of the required half-width right of way for State Route WW (50 feet) and dedicates the right of way to accommodate a future major collector connection (Hoylake Drive) through the site from State Route WW to Rolling Hills Road.

At its November 9, 2017 meeting, the Planning and Zoning Commission considered this request. Staff presented its report and representatives for the applicant gave an overview of the request. Commissioners discussed the revised major roadway alignment through the site that was approved by CATSO prior to the meeting and the use of the common lots for stormwater purpose within the site.

One member of the public spoke during the meeting and shared concerns with increased traffic along State Route WW and how it would impacts traffic at the intersection of State Route WW and El Chaparral Avenue. She stated that she recently met with representatives from MoDOT to discuss possible future upgrades to that intersection to address traffic concerns.

Following additional discussion, the Planning and Zoning Commission voted (8-0) to recommend approval of the preliminary plat.

A copy of the Planning Commission staff report, locator maps, preliminary plat, MRP plan, CATSO Coordinating Committee Minutes (6/29/17), and meeting excerpts are attached. As a note, the preliminary plat has been revised since the Planning and Zoning Commission



meeting to include two exit lanes at the intersection of Hoylake and State Route WW, which is consistent with the Traffic Impact Study recommendation and the development agreement.

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 and sewers, as well as public safety and solid waste service provision. Future impacts may be offset by increased user fees, property tax collections, and improvements required per the development agreement.

Strategic & Comprehensive Plan Impacts

[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: Not Applicable

Legislative History

Date	Action
NA	NA

Suggested Council Action

Approve the preliminary plat for *The Brooks Preliminary Plat #2*.