



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 15, 2024

Re: Chalet Subdivision, Plat No. 2-A – Final Plat (Case # 108-2024)

Executive Summary

Approval of this request will authorize the resubdivision of the 12.37-acre subject parcel into 5 new lots for the purposes of redeveloping each lot under separate ownership.

Discussion

Crockett Engineering (agent), on behalf of Southside Ventures, LLC, seeks approval of a 5-lot replat of 12.37-acre parcel located at the southwest corner of Grindstone Parkway and the former State Route AC (Nifong Boulevard) addressed as 3412 Grindstone Parkway. The resulting final plat, to be known as “Chalet Subdivision, Plat No. 2-A” would create four lots for development purposes and one common lot (Lot C1) to serve as vehicular access to Lots 1, 2, and 4. The parcel is currently zoned M-C (Mixed-use Corridor) and was previously improved with the structure commonly known as the “Ice Chalet.”

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. These notes are carried forward from the previous plat, and intended to manage vehicular circulation on the subject 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 were established by this plat at the request of the City Traffic Division on behalf of MoDOT.

No additional right-of-way (ROW) is required adjacent to the subject property at this time. An existing street easement for Ponderosa Street, at the southwest corner of the parcel, will be rededicated by the plat as public right of way. A 38-foot utility easement was dedicated by Plat 1-A near the center of the parcel to serve the parcel with sewer. The easement narrows down to 16-feet in width at the southwest corner of Lot 2A where it extends to Ponderosa Street. An additional 16-feet is dedicated by the proposed plat on the east half of Lot C1, to extend the existing easement to serve the resulting Lot 1. Standard 10-foot utility easements are provided along all street frontages.

Per sec. 29-5.2(d)(4) of the UDC, a resubdivision/replat shall only be approved by the Council if the following criteria are met (staff analysis follows each criterion):

- (i) The resubdivision would not eliminate restrictions on the existing plat upon which neighboring property owners or the city have relied, or, if**



restrictions are eliminated, the removal of such restrictions is in the best interest of the public.

The proposed plat maintains the access restrictions placed on the previous plat of the property. No other restrictions apply.

- (ii) **Adequate utilities, storm drainage, water, sanitary sewer, electricity, and other infrastructure facilities are provided to meet the needs of the resubdivision, or, there will be no adverse effect on such infrastructure facilities caused by the resubdivision.**

The site is currently served with all necessary City utilities. City staff has reviewed the request and indicated no concerns about the proposed redevelopment of the parcel.

- (iii) **The replat would not be detrimental to other property in the neighborhood, or, if alleged to be detrimental, the public benefit outweighs the alleged detriment to the property in the neighborhood.**

Staff does not believe the replat to be detrimental to any neighboring properties. The proposed replat will provides opportunity to reactivate development on an underutilized parcel by creating small development tracts more attainable for individual development. The location of the subject acreage at the interchange of Grindstone Parkway and US 63 coupled with its MC zoning would be viewed as consistent with promoting goals and objectives of the comprehensive plan specifically related to land use and growth management and economic development.

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: Reliable and Sustainable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Mobility, Connectivity, and Accessibility, Tertiary Impact: Economic Development

Legislative History

Date	Action
05/16/2022	Approved: "Chalet Subdivision, Plat No. 1-A" (Ord. # 025025)
03/05/1974	Approved: "Chalet Subdivision" (Ord. # 006276)

Suggested Council Action

Approve the proposed replat to be known as, "Chalet Subdivision, Plat No. 2-A."