



REPORT TO PLANNING COMMISSION

CITY OF ARNOLD

APPLICATION NUMBER: 2019-02

APPLICATION NAME: Consolidation Preliminary Record Plat—Cedarhurst Arnold

APPLICANT NAME: Dover Development LLC (owner under contract)
120 South Central Ave
Suite 150
Clayton, MO 63105

PROPERTY OWNERS NAMES: Jeffery and Laura Broadway
1757 Old Lemay Ferry — (“C-4”, 2.94 Ac)

Mary Nelson
1777 Old Lemay Ferry — (“R-3”, 2.24 Ac)

Robinson Rental Ent LLC
2077 & 1739 Old Lemay Ferry — (“C-2”, 2.14 Ac)

Halbert and Mary Robinson
2069 Missouri State Road — (“C-2” . 1.0 Ac)

APPLICANT’S REQUEST: The applicant is seeking to Consolidate 7 parcels into one lot.

STREET ADDRESS: Indicated above

SITE LOCATION: The southwest corner of Old Lemay Ferry Rd at Missouri State Rd

PARCEL IDs: 01-9.0-30.0-2-003-006, 01-9.0-30.0-4-002-012, 01-9.0-30.0-1-003-027, 01-9.0-30.0-1-003-028 01-9.0-30.0-2-003-003

TOTAL SITE AREA: 8.32 acres

MEETING DATE: January 12, 2019

REPORT DATE: January 4, 2018

CASE MANAGER: Christie Hull-Bettale

RECOMMENDATION: **Table with Findings, allowing for applicant to re-submit at a future date and address stated findings in staffs analysis.**



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DESCRIPTION OF EXISTING SITE CONDITIONS

The tract of land is located at the southwest corner of Old Lemay Ferry Rd at Missouri State Rd. In total there are 7 parcels, cumulatively 8.32 acres. Each addressed building fronting on Old Lemay Ferry has an individual curb cut. The properties that front on Missouri State Road have one shared curb cut with access via Steckel Lane which is a private road.

LOCATION AND CONSOLIDATION LIMITS MAP





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REQUEST

The applicant is seeking to combine seven (7) existing parcels into a single parcel located at the southwest corner of Old Lemay Ferry Rd at Missouri State Rd.

SUBDIVISION ORDINANCE POLICY REVIEW

POLICIES:

- It is hereby declared to be the policy of the City of Arnold to consider the subdivision of land and the subsequent development of the subdivided plat as subject to the control of the City pursuant to the official Comprehensive Plan of the City for the orderly, planned, efficient, and economical development of the municipality.
- Land to be subdivided shall be of such character that it can be used safely for building purposes without danger to health or peril from fire, flood, or other menace, and land shall not be subdivided until available public facilities and improvements exist and proper provision has been made for drainage, water, sewerage, and capital improvements such as schools, parks, recreation facilities, transportation facilities, and improvements.
- The existing and proposed public improvements shall conform to and be properly related to the proposals shown in the Comprehensive Plan, and the Capital Improvements Program of the City, and it is intended that these regulations shall supplement and facilitate the enforcement of the provisions and standards contained in building and housing codes, zoning ordinances, Comprehensive Plans, and the Capital Improvements Program of the City of Arnold.

CITY PLANNER'S COMMENTS

Satisfied: The proposed consolidation supports the Comprehensive Plan for orderly, planned, efficient, and economical development by consolidating multiple parcels into a single unit for the purposes of a submitting a unified development plan.

Unsatisfied: Review of Consolidation was conducted by appropriate agencies and City departments to ensure available public facilities and improvements exist. Proper provision has not been made since right of way, transportation facilities/improvements have yet to be satisfactorily provided for.

Unsatisfied: No public improvements are proposed at this time. Additional review relative to other City transportation (roads and sidewalks) is necessary.



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SUBDIVISION ORDINANCE ANALYSIS

When reviewing applications for the subdivision of land, or amendments thereto, the Planning Commission is required to hold a hearing, review, and make recommendations and report to the City Council. However, where a subdivision plat meets the requirements of city ordinance, the Planning Commission and City Council do not have authority to refuse to approve the subdivision plat. Therefore, it is a ministerial act to approve the plat. State ex rel. Schaefer v. Cleveland, 847 S.W.2d 867 (Mo. App. E.D.)

Staff has reviewed the consolidation plat as received on February 1, 2019 by Sterling Co. Agency notices have been distributed. Staff finds the proposed plat does not conform to the requirements of RSMo 89.410 and the Subdivision Ordinance of the City of Arnold, Missouri.

Staff requests that the Commission act to table the plat to a future meeting in order to give the applicant an opportunity to respond to the concerns raised herein the findings below.

Findings

1. The land requested for Consolidation does not have proper provision for capital improvements of transportation facilities, and improvements.
2. The proposed public improvements do not conform to or properly related to the proposals shown in the Comprehensive Plan, and the Capital Improvements Program, and Transportation Plan of the City.

A handwritten signature in blue ink that reads "Christie Hull-Bettale".

Christie Hull-Bettale, EIT
Community Development Engineer



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ATTACHMENTS

SUPPLEMENTAL MATERIALS



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SUBMITTAL OF CONSOLIDATION
PRELIMINARY PLAT

COVER SHEET (PARCEL INDEX)
CONSOLIDATION/EXHIBIT

INSERT HERE

EXHIBIT A—PRELIMINARY SITE DEVELOPMENT PLAN

Dover Development Project - Consolidation