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## REPORT TO PLANNING COMMISSION

### CITY OF ARNOLD

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**APPLICATION NUMBER:** 2018-39

**APPLICATION NAME:** KING'S TRACE, RESUBDIVISION—MINOR RECORD PLAT

**APPLICANT NAME:** Rebecca Pennick  
3290 Telegraph Rd  
Arnold MO 63010

**PROPERTY OWNER NAME:** Rebecca Pennick  
3290 Telegraph Rd  
Arnold MO 63010

**APPLICANT'S REQUEST:** The applicant is seeking to re-subdivide 3 new lots and adjust 1 additional lot. There are no planned public improvements or infrastructure.

**STREET ADDRESS:** 3290, 3224, 3296 Telegraph

**SITE LOCATION:** Telegraph Rd approximately 1000 ft north of Tenbrook

**PARCEL ID:** 01-8.0-33.0-3-002-145  
01-8.0-33.0-3-002-142.01

**TOTAL SITE AREA:** 9.09 acres

**MEETING DATE:** January 8, 2019

**REPORT DATE:** December 20 2018

**CASE MANAGER:** Christie Hull-Bettale

**RECOMMENDATION:** APPROVAL





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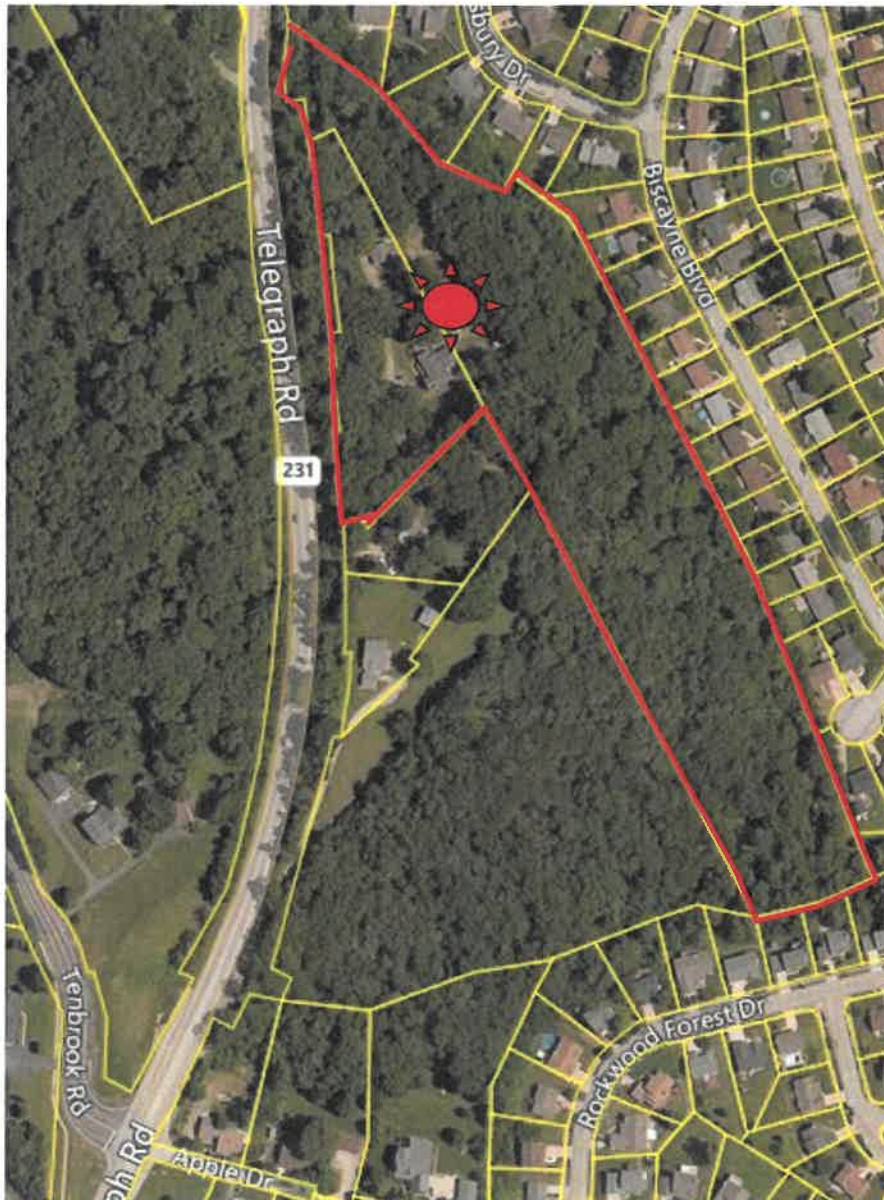
### DESCRIPTION OF EXISTING SITE CONDITIONS

The tracts of land are located on Telegraph Rd, approximately 1000 feet north of Tenbrook Rd intersection. There are 2 tracts of land a total of approximately 9.09 acres, that are zoned R-3, Residential. The smaller tract of land is 1.78 acres and has 3 existing homes with accessory structures.

### SITE HISTORY

There are 3 existing homes are on one lot, adjacent to a large vacant parcel.

### LOCATION MAP



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### REQUEST

The applicant is seeking to re-subdivide 3 new lots and adjust 1 additional lot. Each new lot will contain an existing home. There are no planned public improvements or infrastructure.

### 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 minor record plat supports the Comprehensive Plan for residential to continue in this vicinity. Further, dividing one lot into 3 parcels, one for each resident; allows for the order to be maintained with ownership of parcel and structure to be one and the same.

Satisfied: Review of the plat was conducted by appropriate agencies and City departments and outside agencies did not have comments. Currently, public facilities, schools, parks, recreation facilities, transportation facilities, and improvements continue and are available to these new proposed parcels.

Satisfied: Public services that will be used are existing and no public improvements are proposed. Additionally, standards via building and property maintenance codes will be enforced at such time these properties change owner, occupant or if buildings improved upon.



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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 Kings Trace Minor Record Plat as received on December 27, 2018 by Govero Land Services. Agency notices have been distributed, and comments accepted. Staff finds the proposed plat to substantially conforms to the requirements of RSMo 89.410 and the Subdivision Ordinance of the City of Arnold, Missouri, subject to the establishment of any required easements, and recommends favorable consideration.

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# ATTACHMENTS





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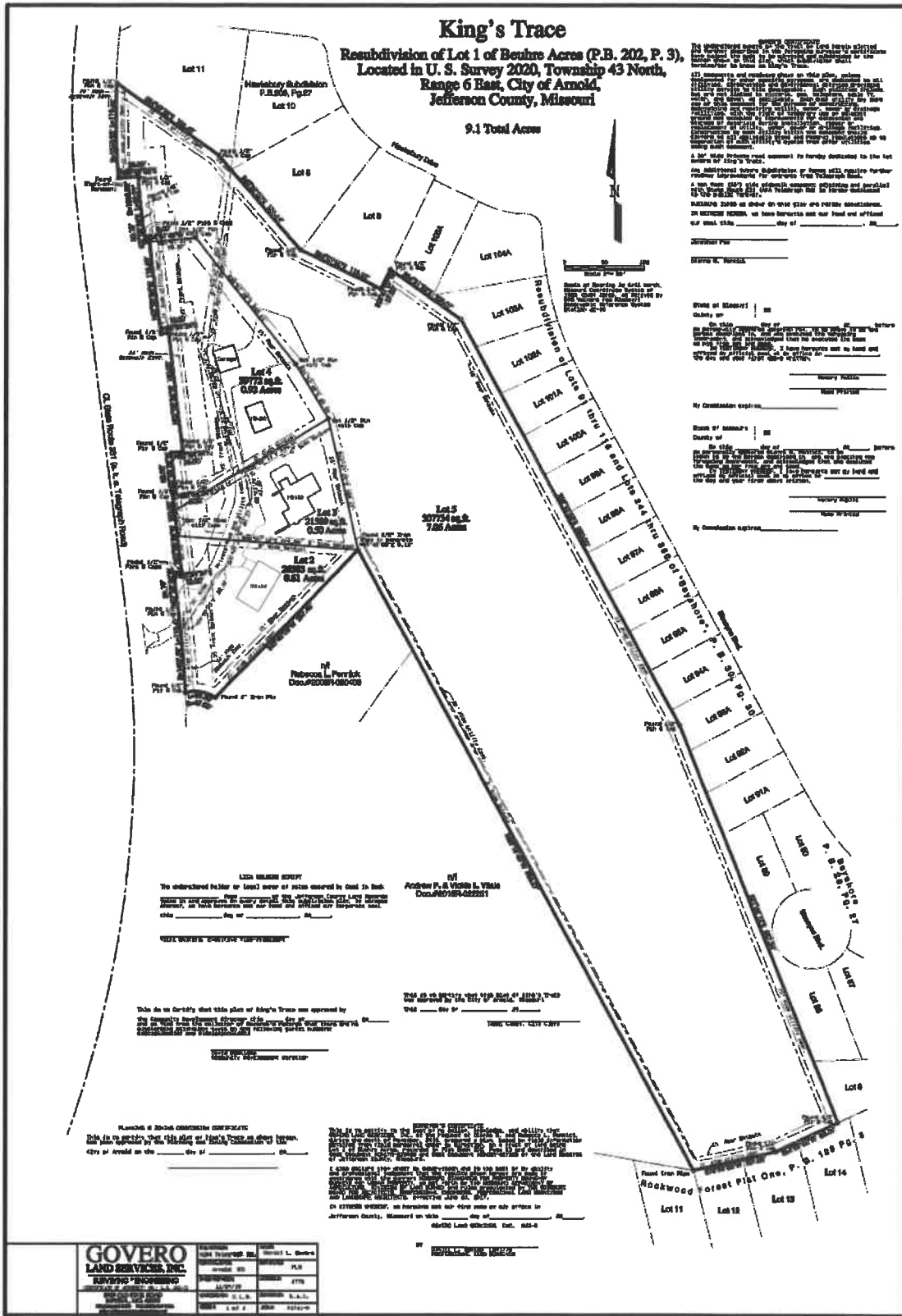


EXHIBIT A: PLAT

KING'S TRACE, RESUBDIVISION—MINOR RECORD PLAT