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**MEETING DATE:** July 14, 2020

**STAFF:** Brian Harker, Planner

**PROJECT NAME:** McBee Landing

**CASE NUMBER/REQUEST:** Case 20-310-01 – 1401, 1409, 1503 and 1505 E. 23<sup>rd</sup> Street S. and 2351 S. Haden Street – McBee Development requests approval for a Preliminary Plat

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**APPLICANT:** McBee Development

**OWNER:** The Ella Coile Foundation

**ADDRESSES:** 1401, 1409, 1503 and 1505 E. 23<sup>rd</sup> Street S. and 2351 S. Haden Street

**SURROUNDING ZONING/LAND USE:**

**North:** C-1 and C-2...single-family homes and vacant lot

**South:** R-6...undeveloped acreage

**East:** C-2, R-6 and R-12...retail box stores and single-family homes

**West:** R-12...undeveloped land and residences

**FURTHER ACTION:**

This Preliminary Plat request is scheduled to be heard before the City Council on August 17<sup>th</sup>.

### RECOMMENDATION

Staff recommends **APPROVAL** of this Preliminary Plat with the following condition:

- 1) Reevaluate the traffic study depending on the uses constructed on Lots 2 and 3 of McBee Landing.

### PROJECT DESCRIPTION & BACKGROUND INFORMATION

**PROJECT DESCRIPTION:**

McBee Development requests approval of a Preliminary Plat for the properties located at 1401, 1409, 1503 and 1505 E. 23<sup>rd</sup> Street S. and 2351 S. Haden Street.

**Current Use:** Undeveloped property

**Proposed Use:**

Commercial/Retail and  
Residential

**Acreage:** 7.408 acres

**BACKGROUND:**

The applicant intends to develop a four-lot subdivision. Three lots and a tract along the E. 23<sup>rd</sup> Street S. corridor will be zoned C-2 (General Commercial). The 30,604-square foot western lot and 33,217-square foot middle lot have yet to have a proposed use. The applicant intends to construct a high-

end, tunnel carwash on the 50,309-square foot eastern most lot. The tract to the southeast will be the site of the detention basin. Prior to site plan and building permit approval, the property must be replatted. South of the commercial lots, the remaining 6.9-acre property will keep its existing R-6 (Single-Family Residential) zoning at this time.

Access to the subdivision will be via S. Haden Street extended across E. 23<sup>rd</sup> Street S. along the western edge of the development. South of the intersection, a private driveway will extend eastward south of the commercial lots providing access. Lot 1 will have a driveway off E. 23<sup>rd</sup> Street S. as well aligned with S. Woodbury Street. South Haden Street will be built to City standards. Public sidewalks are needed on both sides of the street.

Lots 3, 2 and 1 will be addressed as 1401, 1409 and 1503 E. 23<sup>rd</sup> Street S. Tract A and Lot 4 will be addressed as 1505 E. 23<sup>rd</sup> Street S. and 2351 S. Haden Court.

## ANALYSIS

**Consistency with *Independence for All*, Strategic Plan:** The proposal is consistent with the Goal, “Increase economic prosperity of community”. It meets the strategy to, “recruit business.”

**Comprehensive Plan Guiding Land Use Principles:** The proposal is consistent with the Guiding Principle, “Foster redevelopment opportunities within the city to revitalize used or underused property”. It meets the policies to, “Encourage redevelopment or adaptive reuse of vacant or underutilized buildings and sites,” and, “Encourage reinvestment in our existing neighborhoods.”

**Traffic Study:** Tran Systems prepared a study for the Preliminary Plat and proposed residential and commercial development McBee Landing. The study included trip generation estimates, trip distribution estimates, capacity analysis and a summary of findings. McBee’s Coffee and Carwash’s planned driveway will be aligned with S. Woodbury Street and an extension to S. Haden Street will be aligned with the existing segment north of E. 23<sup>rd</sup> Street S. Sight distances will be adequate for both accesses.

The study indicates that most side street movements at the study intersections are projected to operate at level E or F (the worst categories for intersection movements) during peak hours. This is largely due to high traffic volumes on E. 23<sup>rd</sup> Street S. The suggested mitigation is to construct additional outbound lanes on the driveway and S. Haden Street to permit the bypass of left-turning vehicles. Traffic volumes from the side streets and driveway will not be enough to warrant any signalization of the intersections.

**Historic and Archeological Sites:** There are no apparent historic/archeological issues with this property.

**Public Utilities:** All utilities are present and available near the site.

**Easements:** Standard 5 and 7½-foot wide general utility easements will be provided along rights-of-way and rear property lines.

## REVIEW CRITERIA

Recommendations and decisions on Preliminary Plats must be based on consideration of all of the following criteria:

1. **Compliance with environmental and health laws and regulations concerning water and air pollution, solid waste disposal, water supply facilities, community or public sewer disposal, and, where applicable, individual systems of sewage disposal.** Yes, this is confirmed by WPC.
2. **Availability of water that meets applicable fire flow requirements and is sufficient for the reasonably foreseeable needs of the subdivision.** Yes, this is confirmed by the Water Department.
3. **Availability and accessibility of utilities.** Utilities are available on or near the properties.
4. **Availability and accessibility of public services such as schools, police and fire protection, transportation, recreation facilities and parks.** All, except parks, are quickly accessible to these properties.
5. **Consistency with the zoning district regulations.** The proposed plan meets lot and street dimension requirements.
6. **Conformity with the Major Thoroughfare Plan.** Proposed street and driveway accesses meet the requirements of the Thoroughfare Plan as well as the requirements of Public Works and MoDOT.
7. **Effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision.** The applicant completed a traffic study that indicates that some turning movements will rate as D's, and even F's in the coming decades. Therefore when the residential section is developed, a cut-through to S. Kings Highway will be necessary.
8. **Physical land characteristics, such as floodplain, slope, soil, and elevation differentials with abutting properties.** There are no floodplains on the property elevations/slopes are indicated by Preliminary Plat.
9. **Recommendations and comments of the Development Review Committee and/or other reviewing agencies.** Comments from the Development Review Committee were limited, with Water Pollution Control and Public Works concerned about the gray water proposed and traffic accessibility.
10. **Conformity with the Master Sewer and Water Utility Plan.** Water Pollution Control and Public Works confirm this.
11. **Compliance with the development ordinance and all other applicable regulations.** The proposed plat conforms with the development ordinance.

## **EXHIBITS**

1. Preliminary Plat