

MEETING DATE: August 24, 2021

STAFF: Brian Harker, Planner

PROJECT NAME: McBee Landing

CASE NUMBER/REQUEST: Case 21-320-04 – 1401, 1409, 1503 and 1505 E. 23rd Street S. and 2351 S. Haden Street – Johnathon Phillips requests approval for a Final Plat

APPLICANT: Johnathon Phillips

OWNER: Steve McBee

ADDRESSES: 1401, 1409, 1503 and 1505 E. 23rd 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 Final Plat request is scheduled to be heard before the City Council on September 20th.

RECOMMENDATION

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

- 1) Reevaluate the traffic study depending on the uses constructed on Lots 2 and 3 of McBee Landing.
- 2) Address the graphic parts of drawing. Address Lots 3, 2 and 1 and Tract A as, “1401, 1409, 1503 and 1505 E. 23rd Street S.,” and Lot 4 as, “2351 S. Haden Street;”
- 3) Label the new west right-of-way, “S. Haden Street;”
- 4) In the subtitle say, “in a subdivision in Independence, Jackson County, Missouri;”
- 5) On the plat, show the existing sidewalk along the south E 23rd Street S. right-of-way and along both sides of S. Haden Street;
- 6) On the plat, provide 5-foot wide, general utility easements along the E. 23rd Street S. right-of-way;
- 7) On the plat, provide state plan coordinates for each corner;
- 8) On the plat, provide a vicinity map.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION:

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

Current Use: Undeveloped property
Acreage: 7.408 acres

Proposed Use: Commercial/Retail and Residential

BACKGROUND:

The applicant intends to develop a four-lot subdivision. Three lots and a tract along the E. 23rd Street S. corridor have been zoned to 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 has kept its existing R-6 (Single-Family Residential) zoning at this time.

Access to the subdivision will be via S. Haden Street extended across E. 23rd 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. 23rd 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. 23rd Street S. Tract A and Lot 4 will be addressed as 1505 E. 23rd 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. 23rd 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. 23rd 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.

EXHIBITS

1. Final Plat
2. Comp Plan Map
3. Zoning Map