

RESOLUTION NO. 2015-22

A RESOLUTION APPROVING THE PRELIMINARY SUBDIVISION PLAT FOR THE ENGLEHART INDUSTRIAL PARK SUBDIVISION, A TWO LOT SUBDIVISION ENCOMPASSING 91.49 ACRES LOCATED JUST WEST OF INTEGRAM DRIVE AND SOUTH OF WEST OSAGE STREET AT THE WESTERN CITY LIMITS.

WHEREAS pursuant to Section 410.040 B.4 the Planning and Zoning Commission shall hold a public hearing on and review all preliminary plats and forward a recommendation to the Board of Aldermen; and

WHEREAS, the Planning and Zoning Commission reviewed the above referenced preliminary plat and staff report at a special Planning and Zoning meeting held April 7, 2015 and recommended approval of the preliminary plat and staff report which is hereby submitted to the Board of Aldermen for review and approval; and

WHEREAS pursuant to Section 410.040 B.6 the Board of Aldermen may approve a preliminary plat by resolution.

NOW, THEREFORE, BE IT RESOLVED that the Board of Aldermen of the City of Pacific, Missouri does hereby approve the Preliminary Subdivision Plat for the Englehart Industrial Park Subdivision, a two lot subdivision encompassing 91.49 acres of land.

PASSED AND APPROVED this ____ day of April 2015.

By: _____
Jeffrey M. Palmore, Mayor

ATTEST:

Kimberly Barfield, City Clerk

Staff Report

APPLICATION TO: Subdivide a 91.40 acre parcel of land located just west of Integram Drive and south of West Osage Street in the 1000 block of Integram Drive. The subdivision will create two lots; Lot 1, 16.14 Acres and Lot 2, 75.35 Acres.

APPLICANT: Panattoni Development
6056 N. Lindbergh Blvd.
St. Louis, Missouri 63042

PROPERTY OWNER: Barbara J Englehart &
Harry R. Englehart III
2940 West Osage
Pacific, Missouri 63069

LOCATION: West Osage Street just west of Integram Drive

PRESENT ZONING CLASSIFICATION: "NU" Non-Urban

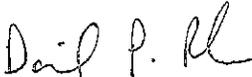
PURPOSE: To consider subdividing a 91.40 acre tract of land into two (2) lots, to be known as "Lot 1" and "Lot 2" of Englehart Industrial Park. "Lot 1" will be 6.14 acres and "Lot 2" will be 75.26 acres.

The approval of the subdivision plat requires the following waivers:

1. Lot 1 will be accessed from a dedicated access easement located at the south end of Integram Drive. There is no public right-of-way proposed for this subdivision, therefore, a waiver is necessary for section 410.075 B 2 which states that "All lots shall have at least ninety percent (90%) of the required width of the front building line as frontage on the right-of-way line except for lots with frontage on cul-de-sacs and turnarounds, which shall have at least fifty percent (50%) of the required width of the front building line as frontage on the right-of-way line."
2. Section 410.075(H)(6) Sidewalks states that "Sidewalks shall be built along both sides of all streets, except when waived pursuant to paragraph (6) of this Subsection..." The petitioner is requesting a waiver for the sidewalks that would otherwise be required along West Osage.
3. Section 410.075 K states that "Provision shall be made by the developer for the installation of street lights along all public streets within any subdivision. A street light shall be provided at each intersection of streets, at each circular turnaround and at intervals of not greater than three hundred fifty (350) feet between such locations." The petitioner is requesting a waiver from the street lights that would otherwise be required along West Osage.
4. Section 400.230 B 4 states that "In addition to the minimum requirements listed in Subsection (B)(1) above, medium to large deciduous shade trees shall be planted in or along the public right-of-way at a distance of forty-five (45) feet apart..." The petitioner is requesting a waiver from the street trees that would otherwise be required along West Osage.

Staff recommends the Planning Commission pass a motion to approve, approve with conditions or deny the Preliminary Subdivision Plat incorporated herein.

Respectfully,

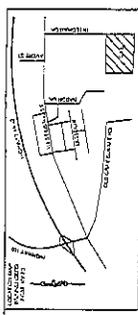
Handwritten signature of Daniel P. Rahn in black ink.

Daniel P. Rahn, PE
21 Design Group
City Engineer

PRELIMINARY PLAT
ENGELHART INDUSTRIAL PARK
 A TRACT OF LAND BEING PART OF
 THE WEST HALF OF SECTION 10
 TOWNSHIP 18 NORTH RANGE 17 WEST
 COUNTY OF FRANKLIN, MISSOURI

City of Pacific
 Planning & Zoning Department
 1800 24th Street
 Pacific, Missouri 64646
 Phone: (636) 291-1234

Scale 1" = 100'
 Date: 12/15/2011
 Prepared by: [Signature]

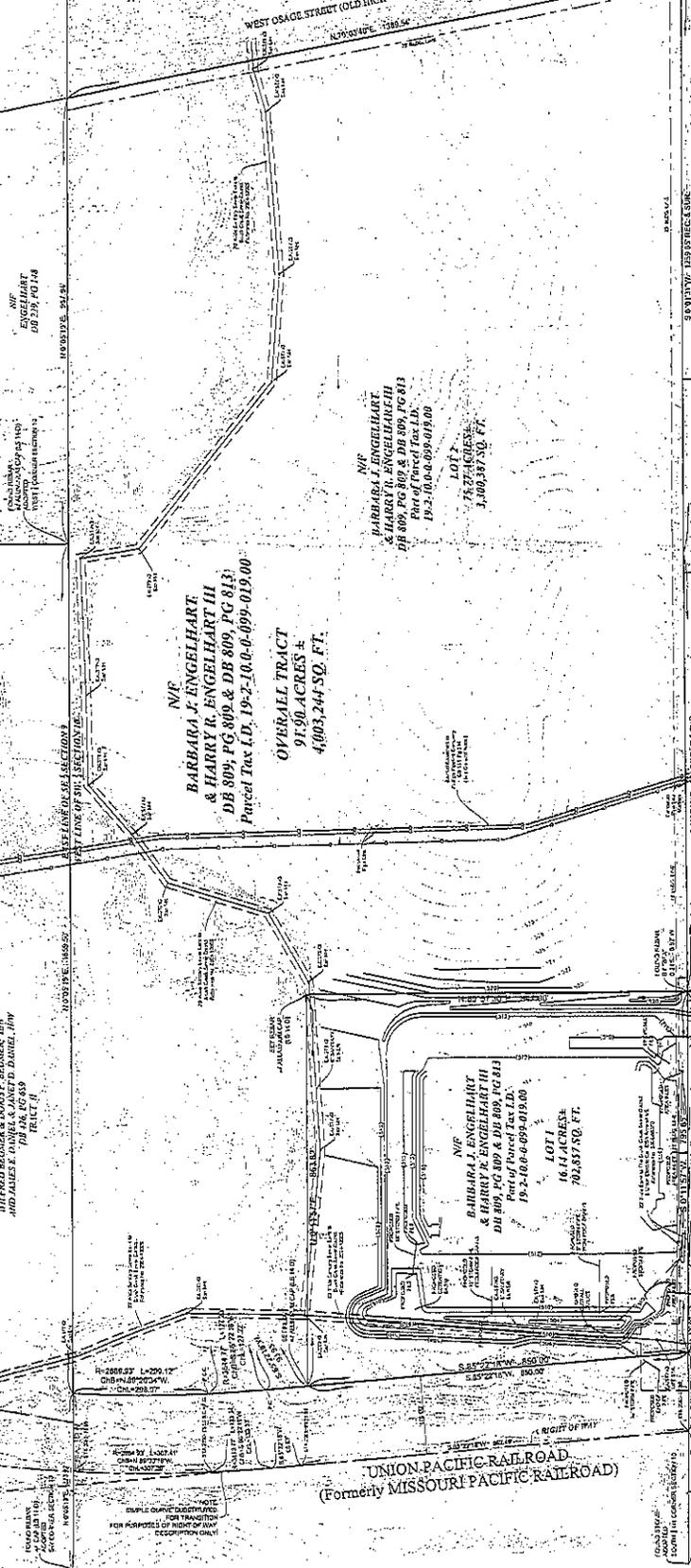


BARBARA J. ENGELHART & HARRY R. ENGELHART III
 DB 809, PG 813
 Parcel of Record Tax ID: 19-2-10-0-099-019.00

LOT 1
 16.11 ACRES
 70,837 SQ. FT.

LOT 2
 78.27 ACRES
 3,400,387 SQ. FT.

OVERALL TRACT
 91.98 ACRES ±
 4,003,244 SQ. FT.



PANATTONI DEVELOPMENT COMPANY, LLC
 6555 North Lindbergh Blvd
 Suite 100
 Overland Park, MO 66212
 Phone: (913) 241-1100

SUBDIVISION PLAN
 ENGELHART INDUSTRIAL PARK
 CITY OF PACIFIC, FRANKLIN COUNTY, MISSOURI

GENERAL NOTES:

1. The plat is prepared in accordance with the provisions of the Missouri Revised Statutes, Chapter 165, and the provisions of the City of Pacific, Missouri, Ordinance No. 100-100, as amended.
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NOTICE TO CONTRACTORS:

Contractors shall be responsible for obtaining all necessary permits and approvals from the City of Pacific, Missouri, and the Missouri Department of Transportation (MoDOT) for any work to be performed on the property.

NOTICE TO ADJACENT PROPERTY OWNERS:

Adjacent property owners are hereby notified that this plat is being recorded and that they may be affected by the proposed subdivision. They are advised that they have the right to object to the plat within the time period specified in the Missouri Revised Statutes, Chapter 165, and the provisions of the City of Pacific, Missouri, Ordinance No. 100-100, as amended.



Surveyor
 [Signature]
 State of Missouri
 Registration No. [Number]