

**Date:** November 28, 2022

**Amount:**

**Account Number:**

**EXPLANATION TO COUNCIL BILL**

**ORIGINATING DEPARTMENT:** Planning & Community Development

**PURPOSE:** To approve the final plat entitled “Hillyard Addition,” a major subdivision consisting of 1 lot proposed for the property located at 201 Robidoux Street, formerly known as 229 Robidoux Street, 609 N. 2nd Street, 915 N. 2nd Street, 508 N. 3rd Street, 902 N. 3rd Street and 622 N. 4th Street as requested by Blake Roth on behalf of Hillyard Industries, Inc. and Hillyard Holdings, LLC.

**REMARKS:** This request is for the approval of a final plat for a major subdivision entitled Hillyard Addition. The plat consists of one lot which covers a total area of approximately 26.83 acres. The purpose of the major subdivision is to bring the property into compliance with the City’s subdivision code and create a single lot for use by Hillyard for a distribution center.

The primary address for the lot is now 201 Robidoux Street, St. Joseph, MO 64501, with a secondary address of 800 N. 3rd Street, St. Joseph, MO 64501. The previous addresses of 229 Robidoux Street, 609 N. 2nd Street, 915 N. 2nd Street, 508 N. 3rd Street, 902 N. 3rd Street and 622 N. 4th Street, St. Joseph, MO 64501, no longer reflected the access points for development on the site. Staff consulted with Police Dispatch and County staff to determine appropriate addresses for the new site.

The City Council approved the preliminary plat for the “Hillyard Addition,” which includes one lot, on July 25, 2022 by SO #10139. Staff finds that the Final Plat is substantially similar to the preliminary plat.

The proposed final plat is in substantial compliance with the preliminary plat that was approved as noted above. Therefore, the Planning and Community Development Department recommends APPROVAL of the final plat.