

MPD STATEMENT OF INTENT

Brighton Industrial---Northeast Corner of Highway 210 and N. Brighton Avenue

This MPD Plan provides for the preparation and approval of an approximately 36 acre development located at the northeast corner of Highway 210 and N. Brighton Avenue. The property is uniquely situated and is bounded by Missouri Highway 210 on the south which carries high traffic volumes, single family residential across N. Brighton to the west, multi-family units to the north and Searcy Creek Parkway to the east. The property and surrounding area have significant topographical issues and requires a plan which provides for a reasonable use of the property while balancing interests involved in the development of this property. With the adjacency of this property to the highly traveled Highway 201, development of this property for single family residential is not possible and not marketable. The proposed MPD Plan provides for the development of the 36 acre property for two industrial buildings with a total square feet of 576,400 sq. ft. By using MPD, this allows the integration of features addressing this site, buffering of the uses adjacent to this site and providing for a reasonable use of the property while respecting the surrounding uses. This MPD Plan provides greater community benefits by providing assurances of the type of industrial use, number of buildings, sizes, and heights that be permitted and constructed within this planned area and the buffering of the site to the adjacent properties.