

CITY OF WARRENSBURG
COMMUNITY DEVELOPMENT DEPARTMENT

September 4, 2018

Honorable Mayor and
Members of the City Council
City of Warrensburg, Missouri

Dear Mayor and Council Members:

SUBJECT: An Ordinance Approving and Accepting the Final Plat of Cayhill, Lots 158 Thru 187 and Tract O, a Subdivision in the City of Warrensburg, Missouri, Located on the North Side of Veterans Road

BACKGROUND:

The applicant, represented by Darin Baldwin and Mike Rich, has submitted the final plat for the fourth phase of the Cayhill subdivision. The subdivision is located along Veterans Road in the northeast section of the City. The fourth phase consists of approximately 12 acres which are being subdivided into 30 single family lots and one tract. Tract O is located on the north side of Lots 162-169. This phase is the first phase that departs from the street layout proposed in the Preliminary Plat of Cayhill that was approved in 2006. The developers are proposing to terminate Hillman Lane on the south side of the lake instead of crossing the lake. This will impact future phases of the subdivision on the north side of the lake also. The applicant has been informed that future phases of the subdivision must meet the city codes in terms of cul-de-sac length and other subdivision and fire code requirements.

The property in Phase 4 does not have any special conditions or features that require an exception to the requirements of the subdivision regulations. The proposed plat is in an area designated for single family residential use in the future land use map in the Comprehensive City Plan Update adopted in 2017. The proposed project is consistent with the goals of the plan.

The lots all meet the minimum standards for depth, width and lot area required by the zoning ordinance and the subdivision regulations. A note has been added to the plat stating no driveways will be allowed onto Veterans Road because it is a major street. A note has also been added that states Veterans Road to the west of Cayhill must be open for public use prior to any building permits being issued for this final plat. The Public Works Department has reviewed the construction plans for the public improvements and will approve once all required permits are submitted and processed.

ISSUE:

To approve an ordinance approving the Final Plat of Cayhill, Lots 158 Thru 187 and Tract O,

STRATEGIC PLAN:

This item is not addressed in the City's Strategic Plan.

FISCAL IMPACT:

There is no impact on the budget.

ECONOMIC BENEFITS/IMPACT:

N/A

RECOMMENDATION:

The Planning & Zoning Commission considered the plat at their September 4, 2018, meeting. The Commission recommended approval of the plat with six conditions. The findings and written recommendation is attached. Staff recommends approval of the ordinance.

Sincerely,



Barbara Carroll
Director of Community Development

cc: City Manager

- Attachments:
1. Ordinance
 2. Final Plat of Cayhill, Lots 158 Thru 187 and Tract O,
 3. Planning & Zoning Commission Findings and Recommendation Form
 4. Aerial photo of site
 5. Zoning information for the site
 6. Future Land Use Map from 2017 Comprehensive City Plan Update
 7. Preliminary Plat of Cayhill
 8. Application