

CITY OF WARRENSBURG
COMMUNITY DEVELOPMENT DEPARTMENT

Council Letter No. 17-135

September 6, 2017

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

Dear Mayor and Council Members:

SUBJECT: An Ordinance Approving and Accepting a Minor Plat of Delozier Industrial Tract – Lots 8A and 9A, a Subdivision in the City of Warrensburg, Missouri, Located at 610 and 614 N. Ridgeview Drive

BACKGROUND:

The applicant, Vance Delozier, has submitted a minor plat which contains 6.92 acres along the west side of Ridgeview Drive. The minor plat proposes to merge three current lots into two new lots. The plat also vacates a storm drainage and utility easement currently platted between existing Lots 5 and 8. An existing 50' drainage easement between current Lots 4 and 9 will remain and will be located on the new Lot 9A. The proposed lots meet the lot size and design requirements of the subdivision regulations for the LI district.

The property does not have any special conditions or features that require an exception to the requirements of the subdivision regulations. The surrounding properties contain a mix of commercial, industrial and multi-family uses. The Future Land Use Map from the 2017 Comprehensive City Plan Update shows this area as industrial.

ISSUE:

To approve an ordinance approving the Minor Plat of Delozier Industrial Tract – Lots 8A and 9A.

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:

There is no immediate economic benefit or impact.

RECOMMENDATION:

The Planning & Zoning Commission considered the plat at their September 5, 2017, meeting. There was a discussion about the location of the easement being vacated, whether the fire apparatus access road would need to be a City street and if it would impact both lots or just one lot and the future intended use of the lots. The Commission recommended approval of the plat with the following conditions:

1. Staff believes the 3rd Resubdivision of Lot 1, Delozier Industrial Tract was recorded in Book 10 at Page 82. Correct the Page number in the Property Description to say Page 82 instead of Page 8.
2. Closer to the date of recording the plat, staff will confirm the current ownership of all the property. The notary statements will need to be the correct type to match the form of ownership of the lots per RsMO Section 442.210.1.
3. Add a vacate statement to vacate the U.E. between the original lots 5 and 8 as follows:
VACATION STATEMENT
The utility easement, U.E., located (describe location) and dedicated by the plat _____
_____lying within the boundaries of the hereon (name of new plat) is hereby vacated.
4. Label the new 15' cross-country easement on lot 8A as S.D. & U.E. so it is covered under the Dedication language.
5. Lot 8A may require a fire hydrant placed on it depending on the type and size of occupancy that is placed on this lot. (IFC 2012 Appendix C)
6. A fire apparatus access road may be required also (IFC 2012 Appendix D)

The findings and written recommendation is attached. Staff recommends approval of the ordinance and plat with the same conditions.

Sincerely,



Barbara Carroll
Director of Community Development

cc: City Manager

- Attachments:
1. Ordinance
 2. Minor Plat of Delozier Industrial Tract – Lots 8A and 9A
 3. Planning & Zoning Commission Findings and Recommendation Form
 4. Future Land Use Map from 2017 Comprehensive City Plan Update
 5. Aerial with zoning information
 6. Application

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING AND ACCEPTING A MINOR PLAT OF DELOZIER INDUSTRIAL TRACT – LOTS 8A AND 9A, A SUBDIVISION IN THE CITY OF WARRENSBURG, MISSOURI, LOCATED AT 610 AND 614 N. RIDGEVIEW DRIVE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WARRENSBURG, MISSOURI, AS FOLLOWS:

Section 1. That the Minor Plat of Delozier Industrial Tract – Lots 8A and 9A, in the City of Warrensburg, is hereby approved with the following conditions:

- A. Staff believes the 3rd Resubdivision of Lot 1, Delozier Industrial Tract was recorded in Book 10 at Page 82. Correct the Page number in the Property Description to say Page 82 instead of Page 8.
- B. Closer to the date of recording the plat, staff will confirm the current ownership of all the property. The notary statements will need to be the correct type to match the form of ownership of the lots per RsMO Section 442.210.1.
- C. Add a vacate statement to vacate the U.E. between the original lots 5 and 8 as follows:
VACATION STATEMENT
The utility easement, U.E., located (describe location) and dedicated by the plat _____ lying within the boundaries of the hereon _____ (name of new plat) is hereby vacated.
- D. Label the new 15' cross-country easement on lot 8A as S.D. & U.E. so it is covered under the Dedication language.
- E. Lot 8A may require a fire hydrant placed on it depending on the type and size of occupancy that is placed on this lot. (IFC 2012 Appendix C)
- F. A fire apparatus access road may be required also (IFC 2012 Appendix D)

Section 2. This ordinance shall be in force and effect after passage by the City Council.

Read two times and passed by the City Council this _____ day of September, 2017.

Bryan Jacobs, Mayor

ATTEST:

Cindy Gabel, City Clerk