

**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 Broadview Addition – Replat of Lots 11 & 12, Block 10, a Subdivision in the City of Warrensburg, Missouri, Located at 409 and 411 South 8<sup>th</sup> Street

**BACKGROUND:**

The proposed minor plat proposes to move the lot line between Lot 11 and 12 of Block 10 of Broadview Addition. The new Lot 11A will contain 8,896 sq. ft. and the new Lot 12A will contain 8,492 sq. ft. The properties are located in a R1: Single-Family Residential District, and both are developed with existing single-family houses. The lot line is shifting south as much as 10.14 ft. on the east end of the lots. This will allow the required 7.5' side yard setback for Lot 12A. There is an existing clothes line in the side yard setback of Lot 12A and it is allowed to be in the setback area. This minor plat does not include any new rights-of-way or easements and is considered a minor plat since three or fewer lots are being created. The new lots meet the lot size and design requirements of the subdivision regulations for the R1 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 are developed with residential uses, and the Future Land Use Map from the 2017 Comprehensive City Plan Update shows this area as single family residential.

**ISSUE:**

To approve an ordinance approving the plat Broadview Addition – Replat of Lots 11 & 12, Block 10.

**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 as submitted. 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. Broadview Addition – Replat of Lots 11 & 12, Block 10
  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. Application