



**PLANNING AND ZONING COMMISSION
MEETING WILL BE HELD VIA VIDEO CONFERENCE**

**MEETING AGENDA
AUGUST 3, 2020
5:30 PM**

**Please click the link below to join the webinar:
<https://us02web.zoom.us/j/84571447299>**

Or iPhone one-tap :

US: +13017158592,,84571447299# or +13126266799,,84571447299#

Or Telephone:

**Dial(for higher quality, dial a number based on your current location):
US: +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656 or +1 253 215
8782 or +1 346 248 7799 or +1 669 900 9128**

Webinar ID: 845 7144 7299

International numbers available: <https://us02web.zoom.us/j/84571447299>

1. Call To Order

2. Roll Call

3. Minutes Of Previous Meetings

3.I. July 6, 2020

Documents:

[07-06-20 MINUTES.PDF](#)

4. Requests And Petitions Presented

4.I. Request For Conditional Use Permit: Land Use 9.400 Motor Vehicle Painting And Body Work

812 E. Young St.

Documents:

[812 E YOUNG ST CUP PZ DOCUMENTS.PDF](#)

5. Motions, Resolutions, And Recommendations

5.I. Request For Conditional Use Permit: Land Use 9.400 Motor Vehicle Painting And Body Work

812 E. Young St.

Documents:

[812 E YOUNG ST CUP FINDINGS.PDF](#)

- 5.II. Minor Plat Stella Rae Addition - Lots 1 Thru 3
630 Allison Ave., 632 Allison Ave., and 715 Springridge Rd.

Documents:

[STELL RAE PZ DOCUMENTS.PDF](#)

- 5.III. The Pines At Hale Lake Preliminary Plat
1610 E. Hale Lake Rd.

Documents:

[THE PINES AT HALE LAKE PZ DOCUMENTS.PDF](#)

6. Other Business And Appearances By The Public
7. Comments Of Commissioners And Staff
8. Adjournment

The public is invited to speak during the Request and Petitions Presented agenda item. For Zoom meetings, please click the Raise your hand button on the screen to be recognized.

- Please state your name and address when beginning your comments
- People wishing to speak for the proposal will be heard first.
- People wishing to speak against the proposal will be heard second
- Individuals are encouraged to limit comments to 3 minutes
- After all comments from the public have been heard the applicant will be given an opportunity to address the Planning and Zoning Commission again
- After all comments are received, the Planning and Zoning Commission will close the public comment on portion of the meeting and consider the matter on for action.



CITY OF WARRENSBURG, MISSOURI
PLANNING AND ZONING COMMISSION MINUTES
July 6, 2020

1. Call to Order

The meeting was called to order by Chair Mark Karscig at 5:30 PM via a video conference call.

2. Roll Call

Roll was called and members Bryan Jacobs, Casey Lund, Bob Steinkuehler, Andy Kohl, Jeff Terry, and Mark Karscig were present. Members Steve Westhead, Shari Bax, and Dewayne Jackson were absent. Also present were Barbara Carroll, Director of Community Development, and Kristin Dyer, City Planner.

3. Minutes of Previous Meetings

Members reviewed the minutes. Steinkuehler moved to approve the minutes from the June 1, 2020 meeting. Kohl seconded. Approved 5-0 on a roll call vote with Terry abstaining.

4. Requests and Petitions Presented

- 4.I Request to Rezone GB: General Business District to R4: Medium-Density Multifamily Residence District
1610 E. Hale Lake Rd.

Carroll stated the request involves the property at 1610 E. Hale Lake Rd. on which the house previously located on the lot has been demolished. MFM Capital, LLC is requesting this tract of land be rezoned to R4. In addition, the owners have submitted a preliminary plat application, which will be presented to the Planning and Zoning Commission in August. The zoning request will be on the July 13, 2020 City Council meeting.

Jeff Terry on behalf of MFM Capital, LLC, stated the land will be developed with fourplexes similar to Pebble Creek with brick or cedar shake vinyl siding. Steinkuehler asked about access to the site, and Terry replied there will be one new cul-de-sac street with a divided entrance at Hale Lake Road. There was a discussion about the potential noise from the adjacent use to the west and Terry explained some additional measures he would take when developing the property to mitigate noise.

Staff recommended approval for the following reasons:

1. The proposed zone is an extension of an existing R4 District.
2. The proposed land use is in keeping with the general development trend of the area and the adopted Comprehensive City Plan

5. Motions, Resolutions, and Recommendations

- 5.I Request to Rezone GB: General Business District to R4: Medium-Density Multifamily Residence District
1610 E. Hale Lake Rd.

Steinkuehler moved to approve the R4 Zoning designation for the reasons stated in the staff report. Kohl seconded. Approved 5-0 on a roll call vote with Terry abstaining. Karscig read and completed the Findings and Recommendation sheet.

5.II An Ordinance Amending Chapter 27 of the Code of City Ordinances of the City of Warrensburg, Missouri, Regarding Shooting Ranges

Carroll introduced the proposed ordinance which amends Ordinance Section 27 of the Code of City Ordinances regarding shooting ranges. Carroll reviewed the information in the staff report. The Commission discussed if any distance requirements were needed between a shooting range and a veteran facility due to noise and PTSD concerns. Steinkuehler brought forth concerns about the proposed licensing requirements under Chapter 22 and Carroll stated those concerns should be taken to the City Council meeting. The Planning and Zoning Commission does not make a recommendation to Council on code amendments to Chapter 22. Lund moved to approve the ordinance as written by staff. Jacobs seconded. Approved 5-0 on a roll call vote with Terry abstaining. Karscig read and completed the Findings and Recommendation sheet.

6. Other Business and Appearances by the Public – None.

7. Comments of Commissioners and Staff

Carroll stated there would be a need for an August meeting.

8. Adjournment

Kohl moved to adjourn the meeting. Lund seconded. Approved 6-0. The meeting adjourned at 6:04 p.m.

Date: _____

Chair



PLANNING AND ZONING COMMISSION

AGENDA REPORT

July 27, 2020

ITEM 4.I/5.I: Request for Conditional Use Permit for a Motor Vehicle Painting and Body Work facility in a GB: General Business District

APPLICANT: NDS Investments, LLC

LOCATION: 812 E. Young St.

ZONING: GB: General Business District

BACKGROUND:

The applicant is requesting a Conditional Use Permit (CUP) to be allowed to operate a motor vehicle painting and body work facility in a GB: General Business District. Section 27-200 of the Code of City Ordinances requires a Conditional Use Permit for Land Use 9.400 motor vehicle painting and body work in a General Business District. NDS Investments, LLC plans to use the existing building including rear outbuildings for overflow parking and storage.

The property is surrounded by GB: General Business District. The property to the north is E. Young St. with the ramp leading to U.S. Highway 50. The property to the east is Elks Lodge 673. The properties to the west and south are United Rentals and undeveloped land.

Public Comments Received

The attached list of property owners within 300 ft. were notified of the August 3, 2020, meeting before the Planning and Zoning Commission. At the time of this writing, no public comment has been received.

Site Plan

Conditional use permits require preliminary and final site plans be prepared and submitted to the Planning & Zoning Commission for review and approval. Attached is the preliminary site plan submitted by the applicant on June 25, 2020. The site plan shows the lot is of a sufficient size to accommodate the proposed use and meet the requirements of the existing codes adopted by the City of Warrensburg.

Criteria for Considering a Conditional Use Permit

Section 27-300 (c) (2) outlines the criteria to be considered by the Planning & Zoning Commission when making a recommendation to City Council. A copy of the ordinance is attached for reference and staff has provided additional information as follows:

- a. The statement of intent for the GB district, Sec. 27-118(b), states "The GB district is designed to allow general trades and commercial services on major thoroughfares outside of central or neighborhood business districts. To promote in-fill and sustain the mix of residential development within the community, certain residential uses are allowed in the GB district subject to conditions."
- b. The 2017 Comprehensive City Plan Update shows the property as industrial.

RECOMMENDATION:

Staff recommends approval based on the following:

1. The proposal is in keeping with the intent of the GB district regulations and the general trend of development in that area.
2. The proposal is in keeping with the intent of the Future Land Use Plan as an industrial use.
3. The property is located on E. Young St., an arterial street and near the U.S. Highway 50 ramp. The street classification is designed to accommodate traffic that may result from more intensive development of the site.
4. The surrounding properties are zoned GB: General Business and developed with commercial and motor vehicle uses such as heavy equipment rentals that should not be negatively impacted from more intensive development of the site and additional traffic.

Staff recommends approval of the Conditional Use Permit with the following condition:

1. Staff be granted the authority to approve the final site plan as part of the building permit process.

- Attachments:
1. Planning & Zoning Commission Findings & Recommendation Form
 2. Aerial photograph of site
 3. Zoning information
 4. Future Land Use Map from 2017 Comprehensive Plan Update
 5. Section 27-300 (c) (2) of the Code of City Ordinances
 6. List of property owners within 300 ft
 7. Letter to property owners within 300 ft.
 8. Application
 9. Preliminary site plan and floor plan

The Planning and Zoning Commission

_____ Recommends Approval of the Conditional Use Permit for Land Use 9.400 Motor Vehicle Painting and Body Work in a GB: General Business District for property located at 812 E. Young St., as legally described above.

_____ Does Not Recommend Approval of the Conditional Use Permit for Land Use 9.400 Motor Vehicle Painting and Body Work in a GB: General Business District for property located at 812 E. Young St., as legally described above.

Accepted this _____ day of _____, 2020.

Chairperson, Planning and Zoning Commission

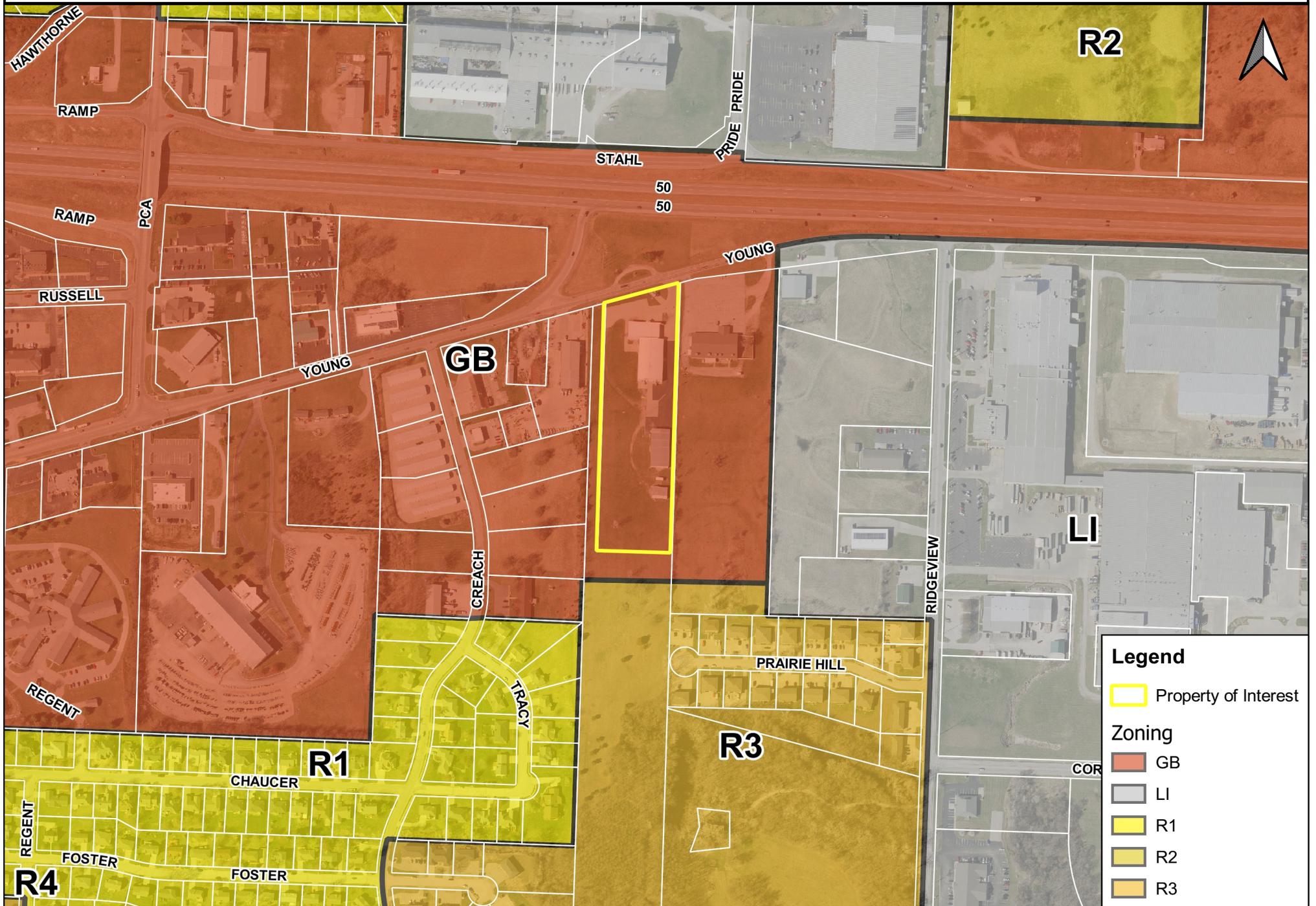
812 E YOUNG ST AERIAL MAP

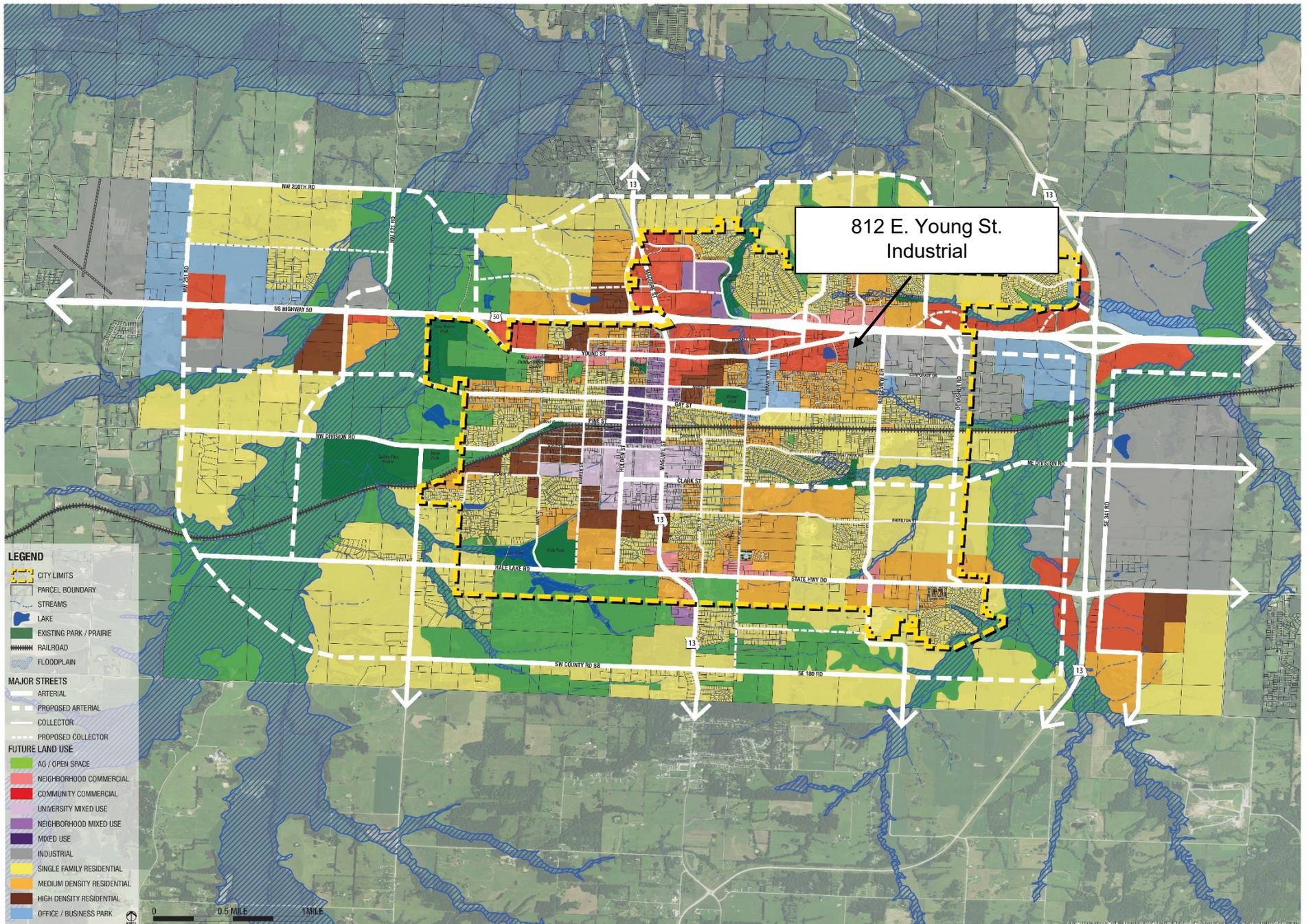


Legend

 Property of Interest

812 E YOUNG ST CURRENT ZONING DESIGNATION





- (c) Accessory structures shall not intrude into any public right-of-way and all portions of the structure and supports shall be at least five (5) feet from any front, side, or rear lot line.
- (d) The accessory structures shall meet the sight triangle requirements of section 27-231.
- (e) Accessory structures shall not serve or enhance a commercial purpose.
- (f) Only one (1) de minimis accessory structure within the setback shall be permitted for each lot.

Accessory structures that do not meet the above requirements are allowed per the requirements of the underlying zoning district. (Ord. No. 4977, § 1, 7-14-14)

Sec. 27-245. Pet daycare centers.

Pet daycare centers, as defined in section 27-6 shall meet the following performance standards in order to operate within the City of Warrensburg:

- (a) Maximum occupancy shall be one (1) domestic animal per seventy-five (75) square feet of indoor pet dedicated space.
- (b) The pet daycare shall provide at minimum one (1) staff person per twenty (20) pets or fraction thereof.
- (c) If a notice of violation is issued for animal noise or general nuisance, the zoning official may require measures to be taken by the provider to mitigate adverse impacts.
- (d) Outdoor areas shall be located in the rear yard behind a solid barrier constructed to a minimum height of six (6) feet.
- (e) Pet daycare centers shall conform to the provisions of Chapter 5, Article III when dogs are kept on the premises.
- (f) All remaining requirements of the underlying zoning district shall apply.

(Ord. No. 5171, § 3, 9-28-15)

Secs. 27-246—27-299. Reserved.

ARTICLE VI. CONDITIONAL USE PERMIT

Sec. 27-300. Conditional use permit procedure (CUP).

(a) *Scope of provisions.* This section contains the regulations of the conditional use permit procedure. These regulations are supplemented and qualified by additional general regulations appearing elsewhere in this chapter which are incorporated as part of this section by reference.

(b) *Statement of intent.* It is hereby declared that certain land uses and developments present unique problems with respect to their proper location and relationship to other land uses. Therefore, analysis and judgment of the consequences of each development and use is necessary to preserve and to promote the public health, safety, and general welfare. Such land uses and developments are identified in the table of permissible uses (section 27-200) by the notation "C."

(c) *Procedure.* The granting of a conditional use permit may be initiated by a verified application of one (1) or more of the owners of record of a lot or tract of land, or their authorized representatives, or by a resolution by the planning commission or the city council. Procedures for application, review and approval of a conditional use permit shall be as follows:

- (1) *Application.* Application for a conditional use permit for a specific tract of land shall be filed in the office of zoning official. The application shall be filed on forms prescribed for that purpose by the zoning official and be accompanied by the following:
 - a. Filing fee.
 - b. The correct legal description of the property.
 - c. The present zoning district for the property.

- d. The typewritten names, addresses and telephone numbers of all owners and their attorney and their designated representative, if any.
- e. The signatures of all owners, their attorney or their designated representative.
- f. The designated representative shall present proper power of attorney signed by all owners and notarized showing authorization to act on behalf of all owners.
- g. Attached to the application shall be a plat showing the real estate for which a conditional use permit is desired. The plat shall be drawn to scale and shall show the dimensions of the property along with sufficient neighborhood information to readily identify the property's boundary lines.
- h. Names and addresses of adjacent property owners within three hundred (300) feet of the subject property.
- i. Preliminary development plan, including, but not limited to the following:
 - i. Proposed uses. Approximate location and designated uses of buildings and other structures as well as parking and open areas shall be indicated.
 - ii. Proposed ingress and egress to the site, including adjacent streets.
 - iii. Preliminary plan for provisions of utilities.
 - iv. Proposed landscaping and screening.
- j. The application for a conditional use permit shall be filed with the zoning official. After checking the application for accuracy, the zoning official shall file one (1) copy of the application with the city clerk and

place the matter on the agenda of the planning and zoning commission for their review and recommendation. To be considered by the commission at their next regular meeting an application shall be received by the dates and times established by the commission.

(2) *Review by planning commission.* Before making a recommendation to the city council, the planning and zoning commission shall review and consider the application for a conditional use permit in an open public meeting. At such meeting, both those in favor of and those opposed to the conditional use permit will be given reasonable opportunity to be heard. The commission shall transmit its recommendations to the city council in writing.

The criteria to be considered by the planning commission shall include, but not be limited to the following:

- a. If the proposed conditional use complies with all applicable provisions of chapter 27 and will conform to the general intent and purpose of chapter 27 and the zoning district in which the proposed conditional use will be located;
- b. If the proposed conditional use is in accordance with the intent of, and furthers and promotes the goals of the City's Land Use Plan;
- c. If the proposed conditional use at the specified location will contribute to and promote the welfare or convenience of the public;
- d. If the proposed conditional use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located;
- e. If the location and size of the conditional use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it

arc such that the conditional use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the conditional use will dominate the immediate neighborhood, consideration shall be given to:

1. The location, nature and height of buildings, structures, walls, and fences on the site; and
2. The nature and extent of proposed landscaping and buffering on the site.

f. If adequate utility, drainage, and other such necessary facilities have been or will be provided; and

g. If adequate access roads or entrance and exit drives will be provided and shall be so designed to prevent traffic hazards and to minimize traffic congestion in public streets and alleys.

- (3) *Public hearing.* A public hearing on the application shall be held by the city council in accordance with the provisions of section 27-29, Procedure for amending the zoning ordinance, except that the public notices (published and posted) shall indicate that the public hearing is for conditional use permit. The public hearing shall be held within sixty (60) days of verification by the zoning official that the petition meets the minimum application.

(Ord. No. 2748, § 2, 6-22-92; Ord. No. 3792, § 1, 6-9-03; Ord. No. 4465, § 2, 6-8-09)

Secs. 27-301—27-349. Reserved.

ARTICLE VII. SITE PLAN REQUIREMENTS

Sec. 27-350. Site plan review.

(a) *Purpose.* For the purpose of assuring good arrangement, appearance, function, harmony with surrounding and adjacent uses and the objec-

tives of the comprehensive plan, and compliance with the requirements of these regulations, site plans shall be submitted and reviewed in accordance with the requirements and procedures of this section.

(b) *Application.* A site plan shall be submitted in each of the following instances:

- (1) With every building permit application received by the city under Chapter 6 of this Code.
- (2) Redevelopment of existing nonresidential uses.
- (3) The conversion of a single-family or two-family use to another use.
- (4) The demolition or removal of any structure or building.
- (5) The addition of dwelling units to an existing dwelling unit.
- (6) To change a building location or size.
- (7) New construction of residential and nonresidential uses, structures, and buildings.
- (8) Addition of accessory uses, structures and buildings to lots.
- (9) Addition or reconfiguration of parking lots.
- (10) Addition or change in location or configuration of freestanding or ground mounted signs on lots.

(c) *Reviewing authority.*

- (1) *Administrative site plans.* Administrative site plans may be reviewed by the city's plan review team. The approving authority for compliance with Chapters 21 and 27 of this Code for administrative site plans shall be the city planner or his or her designee. Decisions of the public works director may be appealed before the board of adjustment in the manner outlined in sections 27-56 through 27-63.
- (2) *Major site plans.* Conditional use permits and planned unit developments shall be reviewed by the city's plan review team,

Request for Conditional Use Permit: Land use 9.400 Motor Vehicle Painting and Body Work
812 E. Young St.

The following property owners own land within 300 ft. of the property in question.

AMERICAN LEGION BUILDING
CORPORATION
733 E YOUNG ST
WARRENSBURG MO 64093

BOURLAND PROPERTIES LLC
605 SHADOW HILL DR
CLINTON MO 64735

BRISTOL CARE INC
DBA BRISTOL MANOR OF
WBG
501 S OHIO ST STE 200
SEDALIA MO 65301

ELKS LODGE 673
822 E YOUNG ST
WARRENSBURG MO

ELVIN L MALONEY TRUST
PO BOX 431
WARRENSBURG MO 64093

G & G INVESTMENT
COMPANY LLC
C/O JASON & AMY WILSON
548 SE COUNTY ROAD Y
WARRENSBURG MO 64093

J C MYERS CONSTRUCTION INC
1111 S MITCHELL ST
WARRENSBURG MO 64093-2813

JOHN W & THEODORE &
FRED E MANLEY
C/O THEODORE MANLEY
906 E 5TH ST
LEES SUMMIT MO 64063

L & C LLC
484 NE 251ST RD
WARRENSBURG MO 64093

MEYER PARK DEVELOPMENT
LLC
PO BOX L
WARRENSBURG MO 64093

NDS INVESTMENTS LLC
229 NW 31ST RD
WARRENSBURG MO 64093

RAYMOND M & CYNTHIA J
URBANSKI
62 NW 575TH RD
WARRENSBURG MO 64093

RILEY & ELIZABETH YUNG
509 TRACY LN
WARRENSBURG MO 64093

TROY D & LEOLANDA A SNIPES
511 TRACY LN
WARRENSBURG MO 64093

WILLIAM A III & SHARI ANN
DOUTT
1103 NW 50TH RD
HOLDEN MO 64040



CITY OF WARRENSBURG, MISSOURI
www.warrensburg-mo.gov

NOTICE TO PROPERTY OWNERS WITHIN 300 FEET

July 17, 2020

«OWNER»
«IN_CARE_OF_»
«ADDRESS»
«CITY_STATE_ZIP_CODE»

Dear Property Owner(s):

The City of Warrensburg has received an application from NDS Investments, LLC for a Conditional Use Permit to operate a motor vehicle painting and body work facility (Land Use 9.400) in a GB: General Business District. The property is located at 812 E. Young St. The property in question is legally described on the back of this letter.

The Planning and Zoning Commission will consider the zoning request at an open public meeting on **Monday, August 3, 2020, at 5:30 p.m.** at the Warrensburg Municipal Center, 200 S. Holden Street, Warrensburg, Missouri. The meeting will be a virtual meeting conducted via the electronic Zoom platform. Commission members, City staff, applicants and the public will all attend electronically. Information on how to join the meeting will be stated on the meeting agenda when it is posted on the City's website on Thursday, July 30, 2020. At the meeting and after receiving public comments, the Planning & Zoning Commission will vote to make a recommendation to the City Council.

The City Council will consider the zoning request at a public hearing on **Monday, August 10, 2020, at 7:00 p.m.** at the Warrensburg Municipal Center, 200 S. Holden Street, Warrensburg, Missouri.

At one or both of these meetings, you may submit your views in person, by writing, or by representative. For further information, please contact Barbara Carroll, Community Development Director at 660-747-9135.

Sincerely,

CITY OF WARRENSBURG

BY:Kristin Dyer
City Planner

NOTE: The property in questions is legally described as:

Part of the West Half of the Northeast Quarter of Section 19, Township 46 North, Range 25 West of the 5th Principal Meridian, city of Warrensburg, Johnson County, Missouri, being more particularly described as follows: Commencing at a 3/4" iron rebar at the North Quarter corner of said Section 19 (Mo Document No. 600-91700), thence S89°21'40"E, along the North line of said Section 19, a distance of 149.70 feet; thence leaving said North line, S00°17'20"W, a distance of 293.36 feet, to a 1/2" iron bar with plastic stamped cap on the Southerly line of U.S. Highway Business Route No. 50; thence N73°20'28"E, along the Southerly line of U.S. Highway Business Route No. 50, a distance of 51.59 feet, to a 1/2" iron bar with plastic stamped cap, at the Northwest corner of a tract of land described in Johnson County Deed Book 1831, Page 98, and the point of beginning; thence N73°20'28"E, along the Southerly line of U.S. Highway Business Route No. 50, a distance of 262.08 feet, to a 1/2" iron bar with plastic stamped cap, at the Northeast corner of said tract; thence leaving said Southerly line, S00°20'04"W, along East line of said tract, a distance of 909.63 feet; thence leaving said East line, N89°36'34"W, a distance of 250.44 feet, to the West line of a tract of land described in Johnson County Deed Book 1831, Page 98; thence N00°29'04"E, along the West line of said tract, a distance of 832.79 feet, to the point of beginning.

**CONDITIONAL USE PERMIT APPLICATION
PLANNING & ZONING COMMISSION**

Date: 7/7/2020

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

The undersigned hereby state that they are the owners of the following described real estate:

(Legal description of real estate and location map may be attached as exhibits)

The undersigned hereby petition the City Council of the City of Warrensburg, Missouri, for a Conditional Use Permit for the above described real estate for the following purpose:

Auto Body Repair and Paint

Included with this application are the following attachments:

1. The names and addresses of **ALL** property owners within 300 feet of the above described real estate determined by lines drawn parallel to and three hundred (300) feet distant from the property lines of the property in question.

It is the applicant's responsibility to provide the ownership information for property owners within 300' of the subject property. If the applicant chooses to have the City access the ownership information from the Johnson County GIS and real estate systems, the City cannot guarantee the accuracy of the information for purposes of providing legal notice. The applicant acknowledges that it is the applicant's responsibility to provide accurate information, which can impact the legality of the CUP process, and assumes all responsibility for information which the City might obtain via the County's databases.

NS (initial here to have the City access the information)

2. A development site plan.
3. Filing fee as follows:
 - a. General Conditional Use Permit = \$200 per application
 - b. Conditional Use Permit for a Telecommunications Tower = \$500
 - c. Conditional Use Permit for an Adult Use = \$500
 - d. Planned Unit Development Conditional Use Permit = \$300 base fee + \$15/lot

OWNER (S) OF REAL ESTATE: (Attach additional sheets if necessary.)

Bryan M Sams
Name (type or print)


Signature

Natalie D. Sams
Name (type or print)


Signature

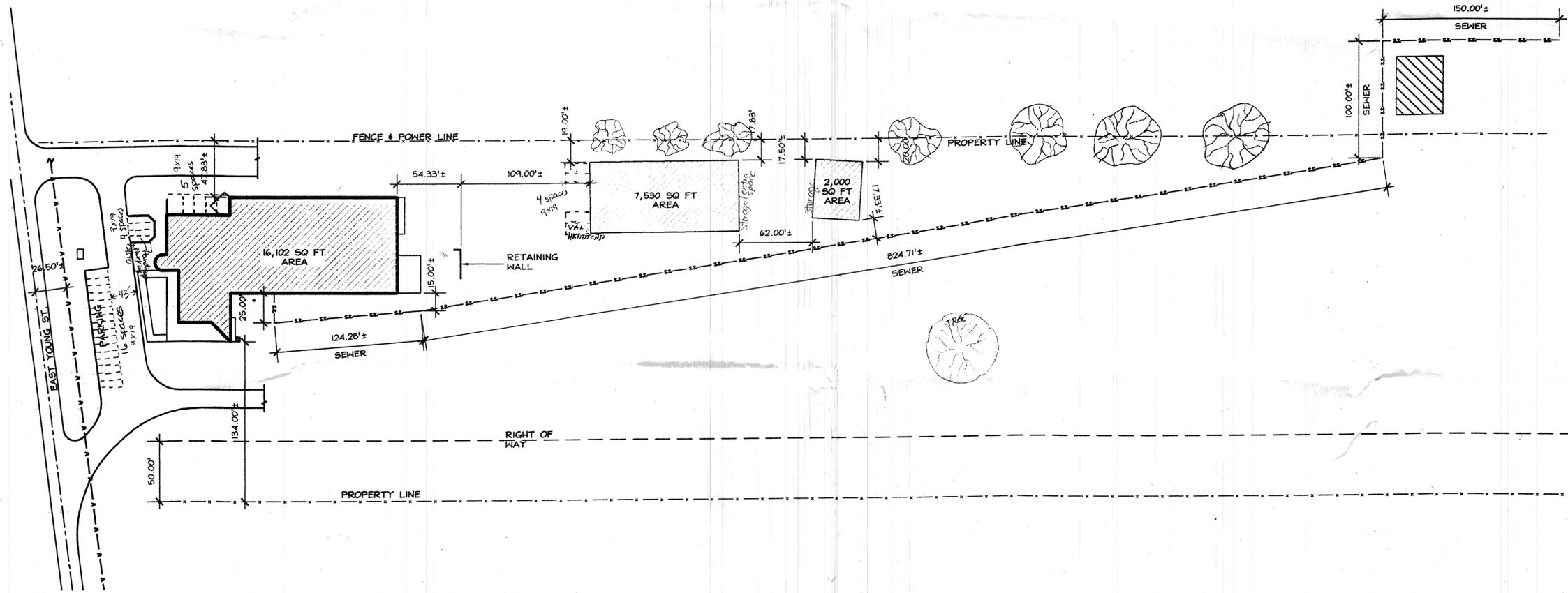
812 E. Young Ave. Warrensburg
Address
MO. 64093

660-429-1142
Phone No.

For Office Use Only: Submit completed application to Planner

Case Number: CUP 48-2020

Date Paid: 7-7-2020



NOTE: SITE INFORMATION IS SCHEMATIC AND FOR REFERENCE ONLY. IF ADDITIONAL OR MORE ACCURATE INFORMATION IS DESIRABLE THE SERVICES OF A REGISTERED LAND SURVEYOR SHOULD BE RETAINED. THE ARCHITECT/ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE SITE PLAN & INFORMATION.

NO.	DATE	REVISIONS

SEPTAGON DESIGN GROUP
113 East Third Street
Sedalia, MO 65301
Office: (660) 827-2115
Fax: (660) 826-8058
www.septagon.com

SEPTAGON CONSTRUCTION, INC.
117 East Third Street
Sedalia, MO 65301
Office: (660) 995-5955
FAX: (660) 826-8058
Committed to Building Service

PROJECT NAME
STREET ADDRESS
CITY, STATE

SDD PROJ. 2000-000
SCC PROJ. 1-00-000
DATE: 00/00/00
DRAWN BY: _____
REVIEWED BY: _____

PRELIMINARY
NOT FOR CONSTRUCTION

C1.1
of

8/2 E Young

The Planning and Zoning Commission

_____ Recommends Approval of the Conditional Use Permit for Land Use 9.400 Motor Vehicle Painting and Body Work in a GB: General Business District for property located at 812 E. Young St., as legally described above.

_____ Does Not Recommend Approval of the Conditional Use Permit for Land Use 9.400 Motor Vehicle Painting and Body Work in a GB: General Business District for property located at 812 E. Young St., as legally described above.

Accepted this _____ day of _____, 2020.

Chairperson, Planning and Zoning Commission



PLANNING AND ZONING COMMISSION

AGENDA REPORT

July 27, 2020

ITEM 5.III: Minor Plat Stella Rae Addition – Lots 1 Thru 3

APPLICANT: Rich Homes & Electric, LLC

LOCATION: 630 Allison Ave., 632 Allison Ave., & 715 Springridge Rd.

ZONING: R1: Single-Family Residence District

BACKGROUND:

The proposed minor plat covers 37,261 sq. ft. of land, and it is located on the southeast corner of Spring Ridge Rd. and Allison Ave (formerly Rhiannon St). The minor plat creates three buildable lots and no new streets. The property is located in a R1 District. The owner requested City Council change the name Rhiannon St. to Allison Ave. and the request was approved on July 14, 2020. The developer intends to develop the three new lots with single family houses.

The properties to the north, east, and west are single family residences in a R1 District. The property to the south is undeveloped in a R1 District. The 2017 Comprehensive City Plan Update shows the future land use of this lot as single family residential.

RECOMMENDATION:

Staff recommends approval of the plat with the condition below.

1. Change the address of the neighboring property to the south to 725 Springridge Rd.

- Attachments:
1. Findings and Recommendation Form
 2. Aerial photo of site
 3. Zoning information for the site
 4. Future Land Use Map from 2017 Comprehensive City Plan Update
 5. Ordinance 5592
 6. Application
 7. Minor Plat of Stella Rae Addition

**PLANNING AND ZONING COMMISSION
FINDINGS AND RECOMMENDATION**

Property owned by: Rich Homes & Electric, LLC

Request to Consider: Minor Plat of Stella Rae Addition – Lots 1 Thru 3

The Planning and Zoning Commission has considered the final plat at an open public meeting on _____ day of _____, 2020 and makes the following findings and recommendations based upon the information presented with respect to these matters:

1. The plat complies with the purpose of Chapter 21 and promotes the orderly development of the community.
2. The plat satisfies the design requirements of Chapter 21, Subdivision Regulations, and Chapter 27, Zoning, except as noted.

3. The following special physical conditions affect the property: _____

4. The relationship of the proposed replat to the goals and objectives of the Comprehensive City Plan is such that applicable objectives of the plan _____ will be _____ will not be furthered.

Regarding the proposed Final Plat of Minor Plat Stella Rae Addition – Lots 1 Thru 3, the Planning and Zoning Commission:

Recommends Approval

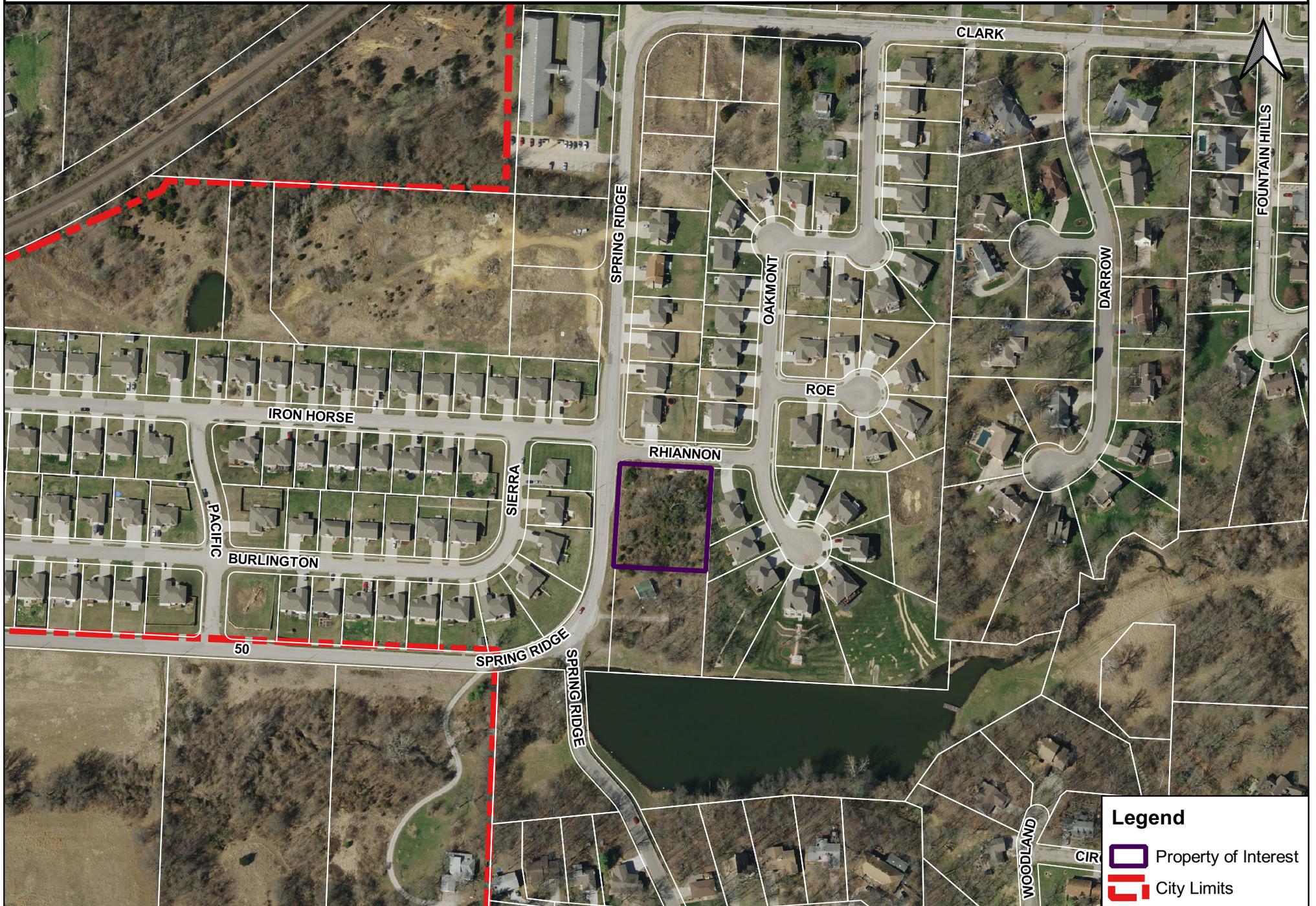
Recommends Approval with Conditions _____

Disapproves _____

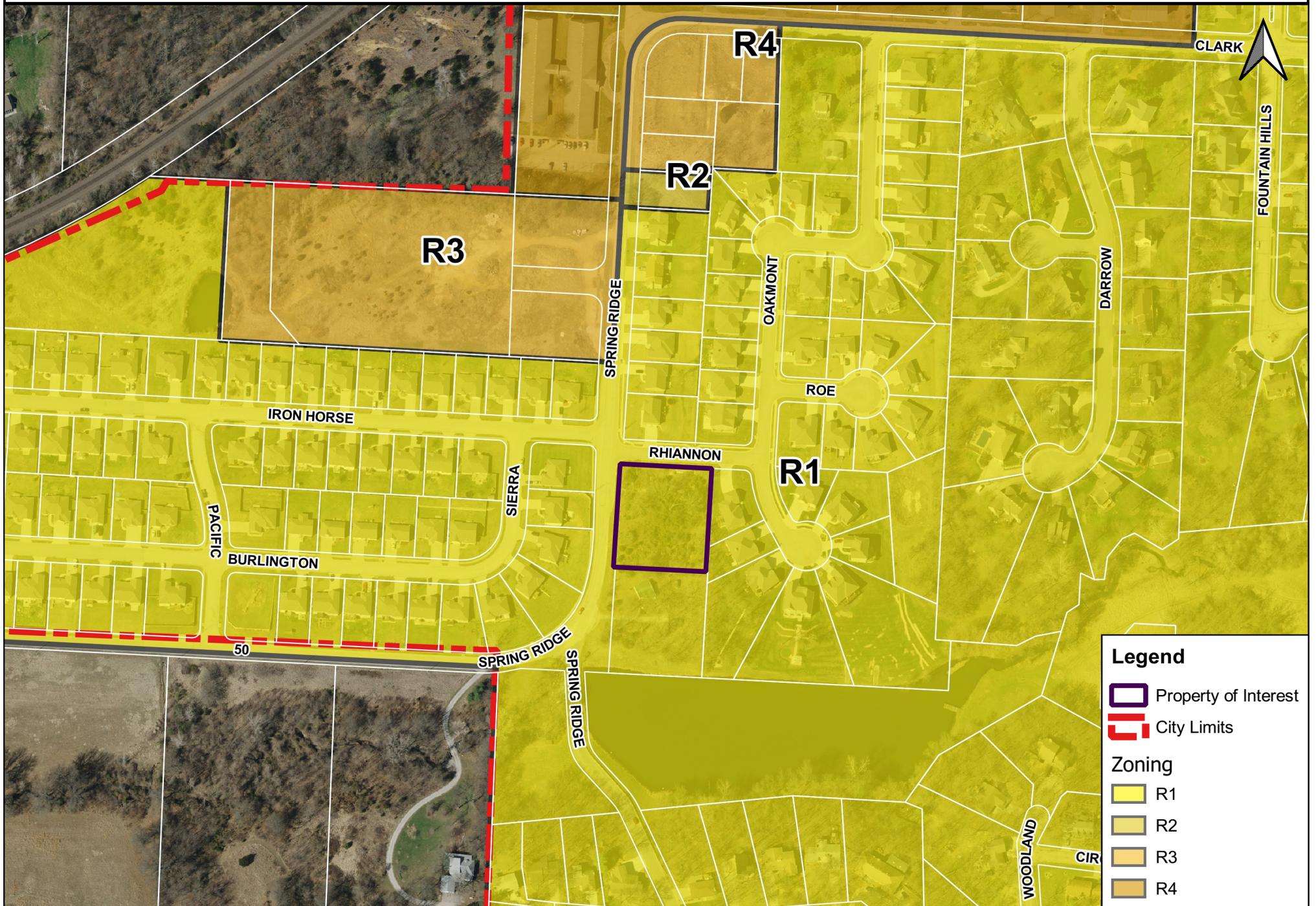
Passed by the Planning & Zoning Commission this _____ day of _____, 2020.

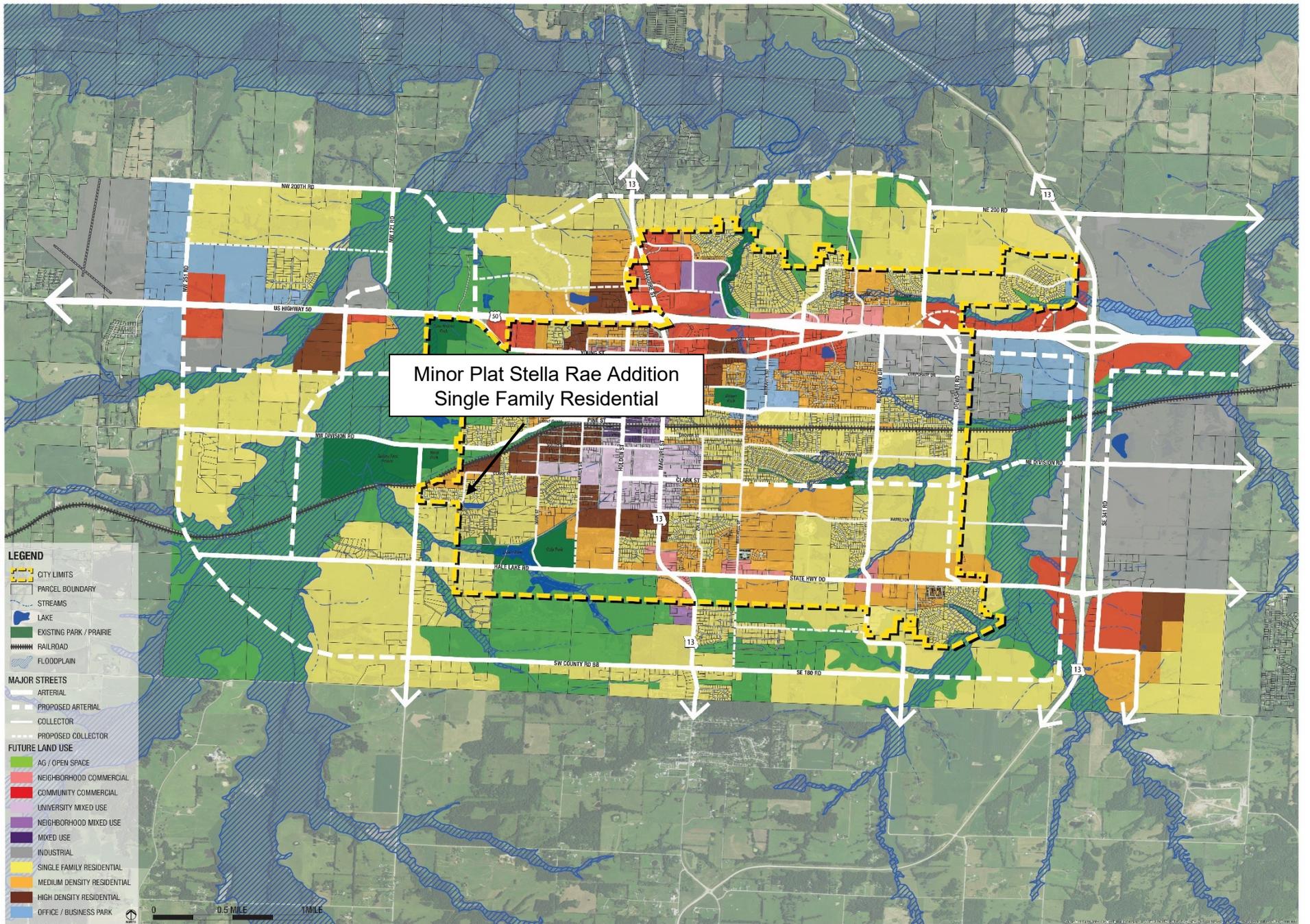
Chair

STELLA RAE ADDITION AERIAL MAP



STELLA RAE ADDITION CURRENT ZONING DESIGNATION





BILL NO. 6320

ORDINANCE NO. 5592

**AN ORDINANCE CHANGING THE NAME OF RHIANNON STREET TO ALLISON AVENUE
IN THE CITY OF WARRENSBURG, MISSOURI**

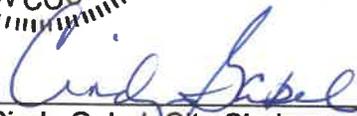
BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WARRENSBURG, MISSOURI AS
FOLLOWS:

Section 1. That Rhiannon Street, located in the Oakmont Subdivision will be renamed to
Allision Avenue.

Section 2. That this ordinance shall be in full force and effect after its passage by the City
Council.

Read two times and passed in open session this 13th day of July, 2020.




Cindy Gabel, City Clerk



Bryan Jacobs, Mayor

Minor Plat Application

Plat Name: STELLA RAE ADDITION Date Plat Submitted: 05/12/2020

Location: Spring Ridge Road and Rhiannon Street

Attach current legal description of all the property included in the proposed plat

Developer: <u>Rich Homes & Electric, LLC</u>	Engineering Firm: <u>Powell CWM, Inc.</u>
Address: <u>P.O. Box 441</u>	Contact Person: <u>Jed Baughman, PLS</u> <i>Jeremy Powell</i>
<u>Warrensburg, MO 64093</u>	Address: <u>3200 S. State Rte. 291, Bldg. 1</u>
Phone #: <u>660.909.2227</u>	<u>Independence, MO 64057</u>
Fax #: _____	Phone #: <u>816.373.4800</u>
	Fax #: _____

Project Characteristics
Zoning: R1 Floodplain Zone: X
No. of Lots 3 Total Acres: 0.86

The undersigned person(s) hereby certify they are the owner (s) of record of the entire fee simple interest in the real estate included in the proposed plat.

Owner's Name: Rich Homes & Electric, LLC Signature: *Rich Homes + S. J. M. W. R.*
Address: P.O. Box 441
Warrensburg, MO 64093

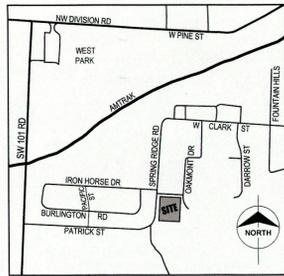
Owner's Name: MIKE W. RICH Signature: *MWR*
Address: P.O. Box 441
WARRENSBURG, MO 64093

- Please submit the following items with the completed application form:
1. 2 paper copies of the plat or 1 PDF copy of the plat
 2. Digital file of lot lines to be incorporated into City's GIS system (.dwg, .dxf, .dgn, or .shp)
 3. Receipts from each of the utility companies stating they received a copy of the same plat
 4. Filing fee

For Office Use Only: Submit completed application to Planner

Filing Fee: \$250

Date Paid: pd 6-8-2020
sl



SITE LOCATION MAP
NOT TO SCALE

MINOR PLAT
STELLA RAE ADDITION - LOTS 1 THRU 3
PART OF SECTION 26, TOWNSHIP 46 NORTH, RANGE 26 WEST
WARRENSBURG, JOHNSON COUNTY, MISSOURI



0 20' 40'
SCALE: 1" = 20'

REFERENCE BEARING:

BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE AND TIED TO CONTROL MONUMENT "JA-90", 2003 ADJUSTMENT (N: 305121.519 METERS, E: 867342.086 METERS) OF THE MISSOURI GEOGRAPHIC REFERENCE SYSTEM, AS DEVELOPED FROM GPS OBSERVATIONS, A GRID FACTOR OF 0.9999023 WAS USED.

LEGEND:

- FOUND MONUMENT, AS NOTED
- SET 1/2" REBAR WITH ID CAP "POWELL CWM MO-123 KS-36"
- R RECORD DIMENSION
- M MEASURED DIMENSION
- R/W RIGHT-OF-WAY
- ℄ CENTERLINE
- B/L BUILDING SETBACK LINE
- U.E. UTILITY EASEMENT
- S.D. STORM DRAINAGE EASEMENT
- CI CURB INLET

SURVEYORS NOTES:

1. THE WORD "CERTIFY" OR "CERTIFICATION", AS SHOWN AND USED HEREON, MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
2. DECLARATION IS MADE TO THE PARTIES NAMED HEREON AND IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM THE COMMITMENT FOR TITLE INSURANCE ISSUED BY AGENTS NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER J1704004, HAVING AN EFFECTIVE DATE OF MARCH 31, 2017.
4. THE RECORD SOURCE OF THE SUBJECT PREMISES IS RECORDED AS BOOK 3625, PAGE 152 OF THE JOHNSON COUNTY, MISSOURI RECORDS.
5. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PROPERTY.
6. THE LOCATION AND / OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
7. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL / PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES PLEASE CONTACT THE APPROPRIATE AGENCIES OR OTHER SURVEYS.
8. NOTHING IN THIS SECTION IS ADOPTED OR APPROVED BY THE CITY IN THE ACCEPTANCE OF THE PLAT.

GENERAL NOTES:

1. FLOOD INFORMATION: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP NUMBER 29101C0220E, WHICH BEARS AN EFFECTIVE DATE OF JULY 04, 2011 AND IS IN JOHNSON COUNTY, MISSOURI.
2. ZONING: R-1 SINGLE FAMILY RESIDENCE DISTRICT.

PLAT DESCRIPTION:

PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 46 NORTH, RANGE 26 WEST IN WARRENSBURG, JOHNSON COUNTY, MISSOURI, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF ALLISON AVENUE, AS NOW ESTABLISHED; THENCE ALONG THE WEST LINE OF SAID OAKMONT, SOUTH 03°15'17" WEST, 208.75 FEET; THENCE LEAVING SAID WEST LINE, NORTH 86°46'59" WEST, 178.75 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SPRING RIDGE ROAD, AS NOW ESTABLISHED; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 03°15'17" EAST, 208.15 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF SAID ALLISON AVENUE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 86°58'33" EAST, 178.75 FEET TO THE POINT OF BEGINNING, CONTAINING 0.86 ACRES MORE OR LESS.

BEGINNING AT THE NORTHWEST CORNER OF LOT 26 OAKMONT, A SUBDIVISION IN WARRENSBURG, JOHNSON COUNTY, MISSOURI, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF ALLISON AVENUE, AS NOW ESTABLISHED; THENCE ALONG THE WEST LINE OF SAID OAKMONT, SOUTH 03°15'17" WEST, 208.75 FEET; THENCE LEAVING SAID WEST LINE, NORTH 86°46'59" WEST, 178.75 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SPRING RIDGE ROAD, AS NOW ESTABLISHED; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 03°15'17" EAST, 208.15 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF SAID ALLISON AVENUE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 86°58'33" EAST, 178.75 FEET TO THE POINT OF BEGINNING, CONTAINING 0.86 ACRES MORE OR LESS.

DEDICATION:

THE UNDERSIGNED PROPRIETOR(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT. THIS PLAT SHALL HEREAFTER BE KNOWN AS "STELLA RAE ADDITION - LOTS 1 THRU 3".

IT SHALL BE SUFFICIENT DESCRIPTION OF EACH LOT PLATTED HEREON TO BE DESIGNATED BY THE NUMBER OF ALPHA CHARACTER WHICH APPEARS ON SAID LOT FOLLOWED BY THE WORDS "STELLA RAE ADDITION - LOTS 1 THRU 3".

AN EASEMENT IS HEREBY GRANTED TO THE CITY OF WARRENSBURG, TO LOCATE, CONSTRUCT, AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF CONDUITS, WATER, GAS AND SEWER PIPES, POLES, WIRES AND ANCHORS AND ALL OR ANY OF THEM UPON THOSE AREAS IN THIS SUBDIVISION OUTLINED ON THIS PLAT AND DEDICATED BY THE WORDS "STORM DRAINAGE & UTILITY EASEMENTS" (S.D. & U.E.).

THE STREETS OR ROADS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO THE PUBLIC, ARE HEREBY SO DEDICATED.

THE USE OF ALL LOTS SHOWN ON THIS PLAT SHALL BE SUBJECT TO ANY AND ALL RESTRICTIONS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN JOHNSON COUNTY, MISSOURI.

OWNER'S CERTIFICATION:

AS OWNER I HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, DEDICATED AND ACCESS RIGHTS RESERVED AS REPRESENTED ON THIS PLAT. IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETOR(S) HAVE HEREUNTO SET THEIR HANDS THIS _____ DAY OF _____, 2020.

RICH HOMES AND ELECTRIC, L.L.C.

MICHAEL W. RICH, MEMBER
STATE OF MISSOURI)
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MICHAEL W. RICH, MEMBER OF RICH HOMES AND ELECTRIC, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY BY THE AUTHORITY OF ITS MEMBERS AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY NOTARIES SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

CITY COUNCIL:

THIS CERTIFIES THAT THE WITHIN PLAT OF STELLA RAE ADDITION - LOTS 1 THRU 3 WAS SUBMITTED TO AND DULY APPROVED BY THE PLANNING AND ZONING COMMISSION AND THE CITY COUNCIL OF WARRENSBURG, MISSOURI. APPROVED BY ORDINANCE # _____ ON _____ DAY OF _____.

MAYOR
DATE _____

ATTEST

CITY CLERK
DATE _____

ASSESSOR'S STATEMENT:

I HEREBY CERTIFY THAT ALL TAXES ON THE PROPERTY DESCRIBED HEREIN HAVE BEEN PAID AS OF DECEMBER 31, 2019.

COUNTY COLLECTOR
DATE _____

JOB NO: 3493-20-1720



PREPARED FOR RICH HOMES & ELECTRIC, LLC P.O. BOX 441 WARRENSBURG, MO 64093 (660) 909-2227		MINOR PLAT STELLA RAE ADDITION - LOTS 1 THRU 3 PART OF SECTION 26, TOWNSHIP 46 NORTH, RANGE 26 WEST WARRENSBURG, JOHNSON COUNTY, MISSOURI	
		I HEREBY CERTIFY THAT THIS MINOR PLAT IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE DEPARTMENT OF AGRICULTURE LAND SURVEY PROGRAM OF THE STATE OF MISSOURI.	
JEREMY M. POWELL, PLS, CFedS LS 2007000084			
DATE 07/21/2020	JOB NO. 3493-20-1720	FIELD BY WR/KH	DRAWN BY JAMB
CHECKED BY JMP	CLASSIFICATION URBAN	SHEET NO. 1 OF 1	3200 S. State Route 291, Bldg. 1 Independence, MO 64057 816.373.4800 powellcwm.com Certificates of Authority Architecture: MO 310 KS 73 Engineering: MO 411 KS 241 Land Surveying: MO 123 KS 34

IF THE SURVEYOR'S SEAL IS NOT SHOWN IN COLOR, THEN THE SURVEY IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THUS THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY.



PLANNING AND ZONING COMMISSION

AGENDA REPORT

July 27, 2020

ITEM 5.III: The Pines at Hale Lake Preliminary Plat

APPLICANT: MFM Capital, LLC

LOCATION: 1610 E. Hale Lake Rd.

ZONING: R4: Medium-Density Multifamily Residence District

BACKGROUND:

The proposed subdivision contains approximately 5.12 acres and is located west of the intersection of Hale Lake Road and Countryview Lane on the south side of Hale Lake Road. The preliminary plat proposes to create 12 multifamily lots, two tracts and one new street. The owner has indicated the lots will be developed with four-plexes. Tract A is to be used for a monument sign, and B is to be used for storm drainage detention. This property was rezoned from a GB District to a R4 District by City Council on July 13, 2020.

The properties directly to the north are single-family residences in a R1 District. The property to the west is Alpine Boarding and Grooming in a GB district. The property to the east is the Johnson County Fire Protection District and a single family house in a R1 District. The property to the south is undeveloped land in a R4 District. The 2017 Comprehensive City Plan shows the future land use of this lot as medium density residential.

RECOMMENDATION:

Staff recommends approval of the preliminary plat as shown.

- Attachments:
1. Findings and Recommendation Form
 2. Aerial photo of site
 3. Zoning information for the site
 4. Future Land Use Map from 2017 Comprehensive City Plan Update
 5. Application
 6. The Pines at Hale Lake Preliminary Plat

**PLANNING AND ZONING COMMISSION
FINDINGS AND RECOMMENDATION**

Property owned by: MFM Captial, LLC

Request to Consider: The Pines at Hale Lake Preliminary Plat

The Planning and Zoning Commission has considered the replat at an open public meeting on day of , 2020 and makes the following findings and recommendations based upon the information presented with respect to these matters:

1. The plat complies with the purpose of Chapter 21 and promotes the orderly development of the community.
2. The plat satisfies the design requirements of Chapter 21, Subdivision Regulations, and Chapter 27, Zoning, except as noted.

3. The following special physical conditions affect the property: _____

4. The relationship of the proposed replat to the goals and objectives of the Comprehensive City Plan is such that applicable objectives of the plan _____ will be _____ will not be furthered.

Regarding the proposed The Pines at Hale Lake Preliminary Plat, the Planning and Zoning Commission:

 Recommends Approval

 Recommends Approval with Conditions _____

 Disapproves _____

Passed by the Planning & Zoning Commission this day of , 2020.

Chair

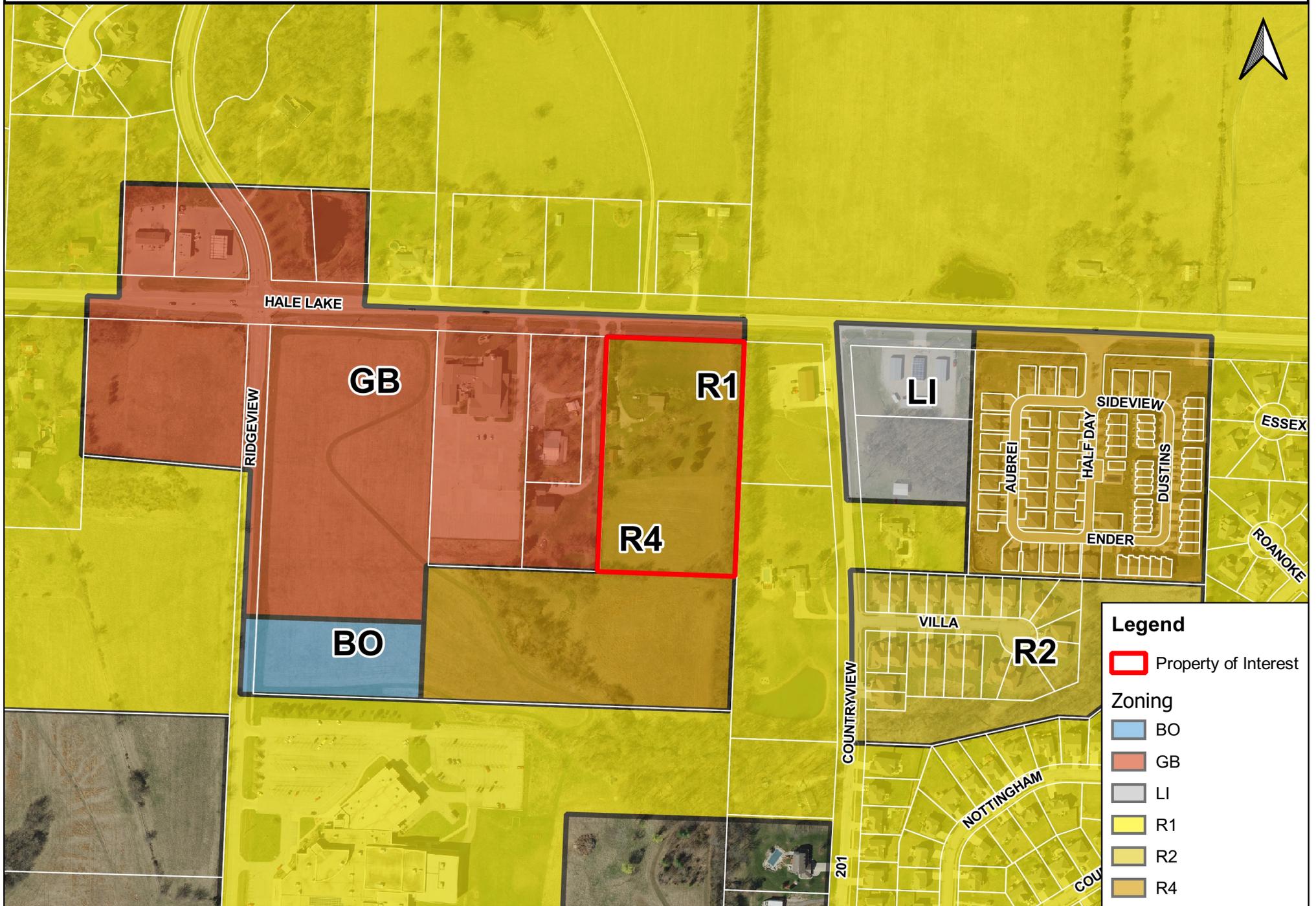
THE PINES AT HALE LAKE AERIAL MAP



Legend

 Property of Interest

THE PINES AT HALE LAKE CURRENT ZONING DESIGNATION





City of Warrensburg
102 S. Holden
Warrensburg, MO 64093
PH: 660.747.9135
FX: 660.747.2349

Preliminary Plat Application

Plat Name: The Pines at Hale Lake Date Plat Submitted: 6/16/2020

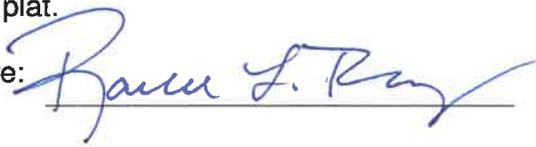
Location: 1610 East Hale Lake Rd, Warrensburg MO 64093

Attach current legal description of all the property included in the proposed plat

Developer: <u>MFM Capital LLC</u>	Engineering Firm: <u>HG Consult Inc.</u>
Address: <u>1204 Live Oak Lane</u> <u>Warrensburg MO 64093</u>	Contact Person: <u>Kevin Sterrett</u>
Phone #: <u>660-747-8194</u>	Address: <u>11010 Haskell St #210</u> <u>Kansas City KS 66109</u>
Fax #: <u>660-429-2164</u>	Phone #: <u>816-759-2285</u>
	Fax #: _____

Project Characteristics
 Zoning: R4 Floodplain Zone: X
 No. of Lots 12 Total Acres: 5.12

The undersigned person(s) hereby certify they are the owner (s) of record of the entire fee simple interest in the real estate included in the proposed plat.

Owner's Name: MFM Capital LLC Signature: 
 Address: 1204 Live Oak Lane
Warrensburg MO 64093

Owner's Name: _____ Signature: _____
 Address: _____

- Please submit the following items with the completed application form:
1. 2 paper copies of the plat
 2. Receipts from each of the utility companies stating they received a copy of the same plat
 3. Filing fee

For Office Use Only: Submit completed application to Planner

Filing Fee: \$250 Date Paid: 6-17-20 

THE PINES AT HALE LAKE

WARRENSBURG, JOHNSON COUNTY, MISSOURI

PRELIMINARY PLAT

SECTION 31, TOWNSHIP 46, RANGE 25

LEGAL DESCRIPTION:

All that part of the Northeast quarter of Section 31, Township 46, Range 25, in the City of Warrensburg, Johnson County, Missouri, more particularly described as:
 Commencing at the Northeast corner of said quarter section; thence South 02 degrees 07 minutes 13 seconds West, along the East line of said quarter section, a distance of 60.00 feet, to a point on the South Right-of-Way line of Highway DD as now established; thence South 02 degrees 07 minutes 13 seconds West, along the East line of said quarter section, a distance of 634.00 feet; thence North 87 degrees 58 minutes 28 seconds West, a distance of 355.56 feet, (Deed=344.00'), to the Southeast corner of Lot 2, Means Addition, a subdivision in said city; thence North 02 degrees 41 minutes 58 seconds East, along the East line of said Lot 2, a distance of 634.04 feet, (Deed=634.00'), to the Northeast corner of said Lot 2, said point also being on the South Right-of-Way line of said Highway DD; thence South 87 degrees 58 minutes 28 seconds East, along said South Right-of-Way line, a distance of 349.15 feet, (Deed=344.00'), to the Point of Beginning. Containing 5.12 acres.

DEDICATION

The undersigned proprietor of the real estate described herein have caused the same to be subdivided in the manner shown on this plat shall hereafter be known as "THE PINES AT HALE LAKE". It shall be sufficient description of each lot plotted hereon to be designated by the number or alpha character which appears on said lot followed by the words "THE PINES AT HALE LAKE".

The streets or roads shown on this plat and not heretofore dedicated to the public, are hereby so dedicated.

The use of all lots shown on this plat shall be subject to any and all restrictions recorded in the Office of the Recorder of Deeds in Johnson County, Missouri.

ASSESSORS

I hereby certify that all taxes on the property described hereon have been paid as of this

_____ day of _____, 20_____

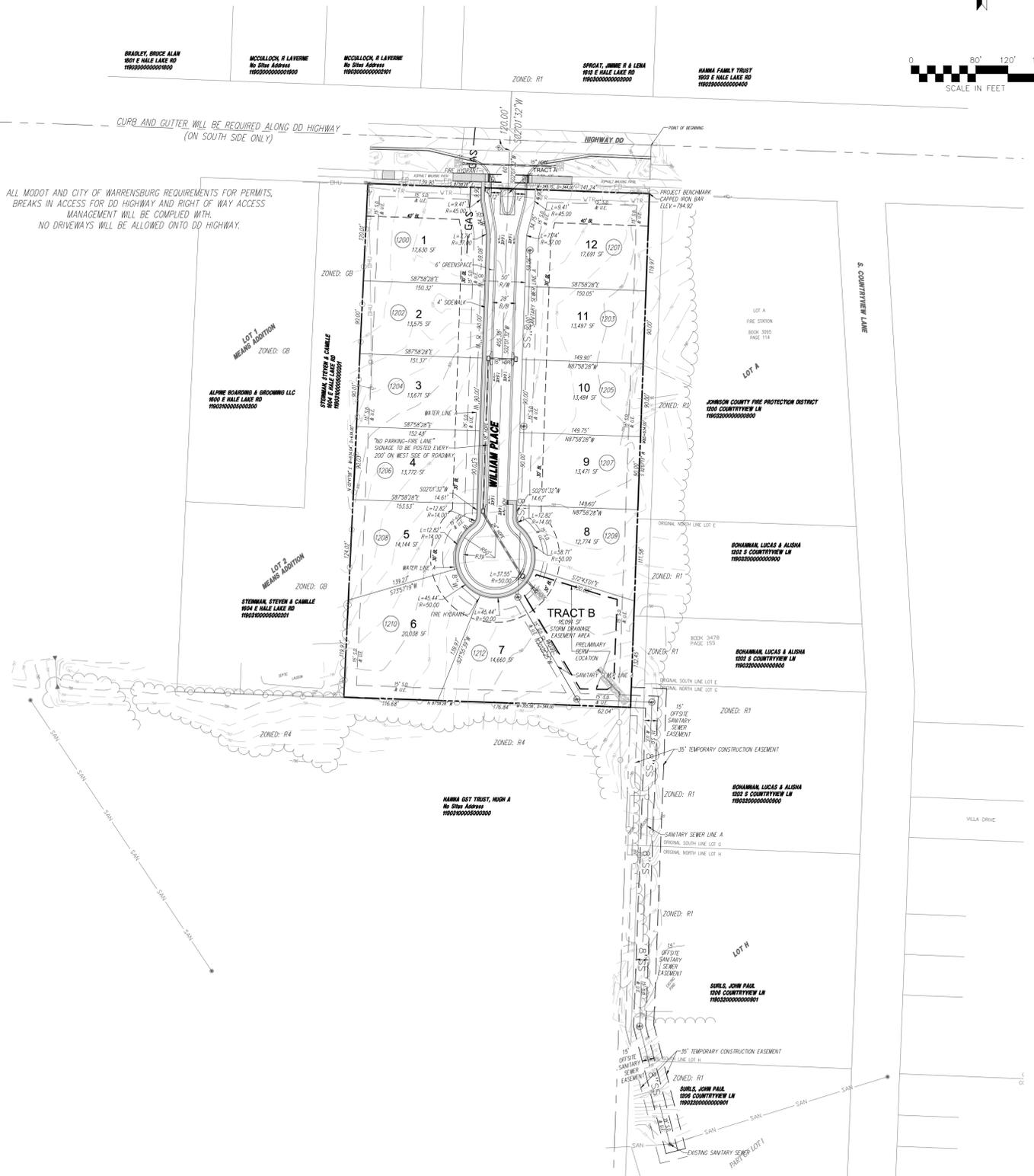
Date _____ County Collector _____

LEGEND

- Existing Section Line
- Existing Right-of-Way Line
- Existing Lot Line
- Existing Curb & Gutter
- Existing Storm Sewer
- Existing Storm Structure
- Existing Waterline
- Existing Gas Main
- Existing Sanitary Sewer
- Existing Sanitary Manhole
- Existing Contour Major
- Existing Contour Minor
- Proposed Lot Line
- Proposed Easement
- Proposed Curb & Gutter
- Proposed Sidewalk
- Proposed Storm Sewer
- Proposed Storm Structure
- Proposed Fire Hydrant
- Proposed Waterline
- Proposed Sanitary Sewer
- Proposed Sanitary Manhole
- Proposed Contour Major
- Proposed Contour Minor
- Address Assigned by Fire Department

PLANS PREPARED FOR
MFM CAPITAL, LLC
 1204 LIVE OAK LANE
 WARRENSBURG, MO 64093
 CONTACT - JEFF TERRY
 660-747-8194

PLANS PREPARED BY
HG CONSULT
 11010 HASKELL ST. #210,
 KANSAS CITY, KS 66109
 CONTACT: KEVIN STERRETT
 816-703-7098



NOTE:

- Property is zoned R4: Medium -Density Multi-Family Residence District.
- According to the F.E.M.A. FIRM Panel 405 of 575, Map No. 29101C0405E, dated July 4, 2011, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.
- Tract A is intended for subdivision monument sign and open space and shall be owned and maintained by The Pines at Hale Lake Owners' Association, its successors and assigns. The City of Warrensburg shall not be responsible for maintenance of Tract A.
- Tract B is intended for storm water detention and shall be owned and maintained by The Pines at Hale Lake Owners' Association, its successors and assigns. The City of Warrensburg shall not be responsible for maintenance of Tract B.
- Sanitary and Storm Sewer shown will be installed. All storm and sanitary sewer improvements will be included in proposed construction plans to be submitted at a future date.
- Water lines will be built to Missouri American Water Company standards.
- Sanitary sewer will be built to accepted City Standards.
- Off-site easements will be required for sanitary sewer. Easements will be acquired and recorded prior to construction or recording of any Final Plats, whichever shall come first.
- All storm pipe sizes represented on this plat are preliminary. Pipe sizes will be modified, as necessary, in the final design.
- "No Parking-Fire Lane" provided on west side of William Place.

EASEMENT DEDICATION:

An easement is hereby granted to the City of Warrensburg, to locate, construct, and maintain or to authorize the location, construction and maintenance of conduits, water, gas and sewer pipes, poles, wires and anchors and all or any of them upon those areas in this subdivision outlined on this plat and dedicated by the words "STORM DRAINAGE & UTILITY EASEMENT" (S.D. & U.E.) OR "STORM DRAINAGE EASEMENT" (S.D.E.).

SURVEYORS CERTIFICATION

I hereby certify that the within preliminary plat of "THE PINES AT HALE LAKE" is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS as adopted by the Missouri Board for Architects, Professional Engineers, and Land Surveyors and the Missouri Department of Natural Resources further certify that the Section and Sectional Subdivision corner monuments and survey boundary corner monuments were either found or set as indicated on this plat; that I have complied with all State and City of WARRENSBURG statutes, ordinances and regulations governing the practice of surveying and plotting of subdivisions to the best of my knowledge and belief.

R. Kevin Sterrett

R. Kevin Sterrett, LS-2469
 July 23, 2020

OWNER CERTIFICATION

As owner I hereby certify that I have caused the land described on this plat to be surveyed, divided, mapped, dedicated and access rights reserved as represented on this plat.

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this _____ day of _____, 20_____

MFM Capital, LLC

Rachel L. Terry, Manager

STATE OF MISSOURI)
) SS
 COUNTY OF JOHNSON)

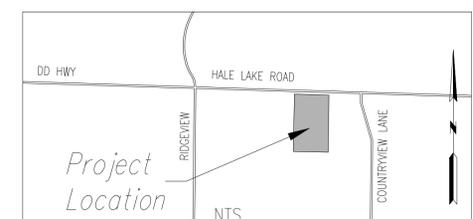
On this _____ day of _____ in the year _____ before me, _____, a Notary Public in and for said state, personally appeared _____ of (name of company), known to me to be the person who executed the within plat in behalf of said limited liability company and acknowledged to me that he (or she) executed the same for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.

_____ My Appointment

Expires: _____
 Notary Public

VICINITY MAP



NO.	BY	DATE	REVISION



4/10/2020

Consult Inc
 engineers
 planners

8

R. Kevin Sterrett, LS-2469
 CORPORATE LICENSE NO. E2000005873

PRELIMINARY PLAT

THE PINES
 LOTS 1 THRU 12, TRACTS A and B
 WARRENSBURG - JOHNSON COUNTY - MISSOURI

X-REF NO.
 20-100B

DRAWING NO.
 20002

DATE
 JANUARY 21, 2020

JOB NO.
 20002

1 SHEET OF 1