

CITY OF WARRENSBURG
COMMUNITY DEVELOPMENT DEPARTMENT

June 9, 2020

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 Mary Depp's Addition-Replat of Lots 32, 33, and 34, Block 6 a Subdivision in the City of Warrensburg, Missouri, Located at 620, 622, and 626 W. Market Street

BACKGROUND:

The applicant, Scott Stockton, has submitted the proposed plat that moves the interior lot lines between three existing lots and an alley. The minor plat covers 33,077 sq. ft. of land and creates three buildable lots and no new streets. All the lots are in a R4 District. Currently Lot 1 has one outbuilding on it, and Lots 2 and 3 have a single-family house on them. An application has been filed with the City to vacate the north-south alley located between the original Lots 32 and 33. The vacated alley would become a part of new Lot 2. The developer intends to develop the three new lots with duplexes.

The properties to the east and north are duplexes in a R4 District. The properties to the west and south are single-family houses in a R1 and R4 District. The 2017 Comprehensive City Plan Update shows the future land use of this lot as medium density residential.

ISSUE:

To approve an ordinance approving the Final Plat of Mary Depp's Addition-Replat of Lots 32, 33, and 34, Block 6.

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 June 1, 2020 meeting. The Commission recommended approval of the plat with one condition. 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. A Final Plat of Mary Depp's Addition-Replat of Lots 32, 33, and 34, Block 6
 3. Findings and Recommendation
 4. Aerial photo of site
 5. Zoning information for the site
 6. Future Land Use Map from 2017 Comprehensive City Plan Update
 7. Application

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING AND ACCEPTING THE FINAL PLAT OF MARY DEPP'S ADDITION-REPLAT OF LOTS 32, 33, AND 34, BLOCK 6 A SUBDIVISION IN THE CITY OF WARRENSBURG, MISSOURI, LOCATED AT 620, 622, AND 626 W. MARKET STREET

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

Section 1. That the Final Plat of Mary Depp's Addition-Replat of Lots 32, 33, and 34, Block 6 in the City of Warrensburg, is hereby approved with the following condition:

1. The two existing buildings are required to be demolished prior to the plat being recorded so that no new non-conforming situations are created by the plat. The survey will need to be revised before the mylar is printed.

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 June, 2020.

Casey Lund, Mayor

ATTEST:

Cindy Gabel, City Clerk

PLANNING AND ZONING COMMISSION
FINDINGS AND RECOMMENDATION

Property owned by: Scott Stockton

Request to Consider: Final Plat of Mary Depp's Addition-Replat of Lots 32, 33, and 34, Block 6

The Planning and Zoning Commission has considered the final plat at an open public meeting on 1st day of June, 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.

None

3. The following special physical conditions affect the property: N/A

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 Mary Depp's Addition-Replat of Lots 32, 33, and 34, Block 6, the Planning and Zoning Commission:

Recommends Approval

Recommends Approval with Conditions staff removal of 2 existing buildings

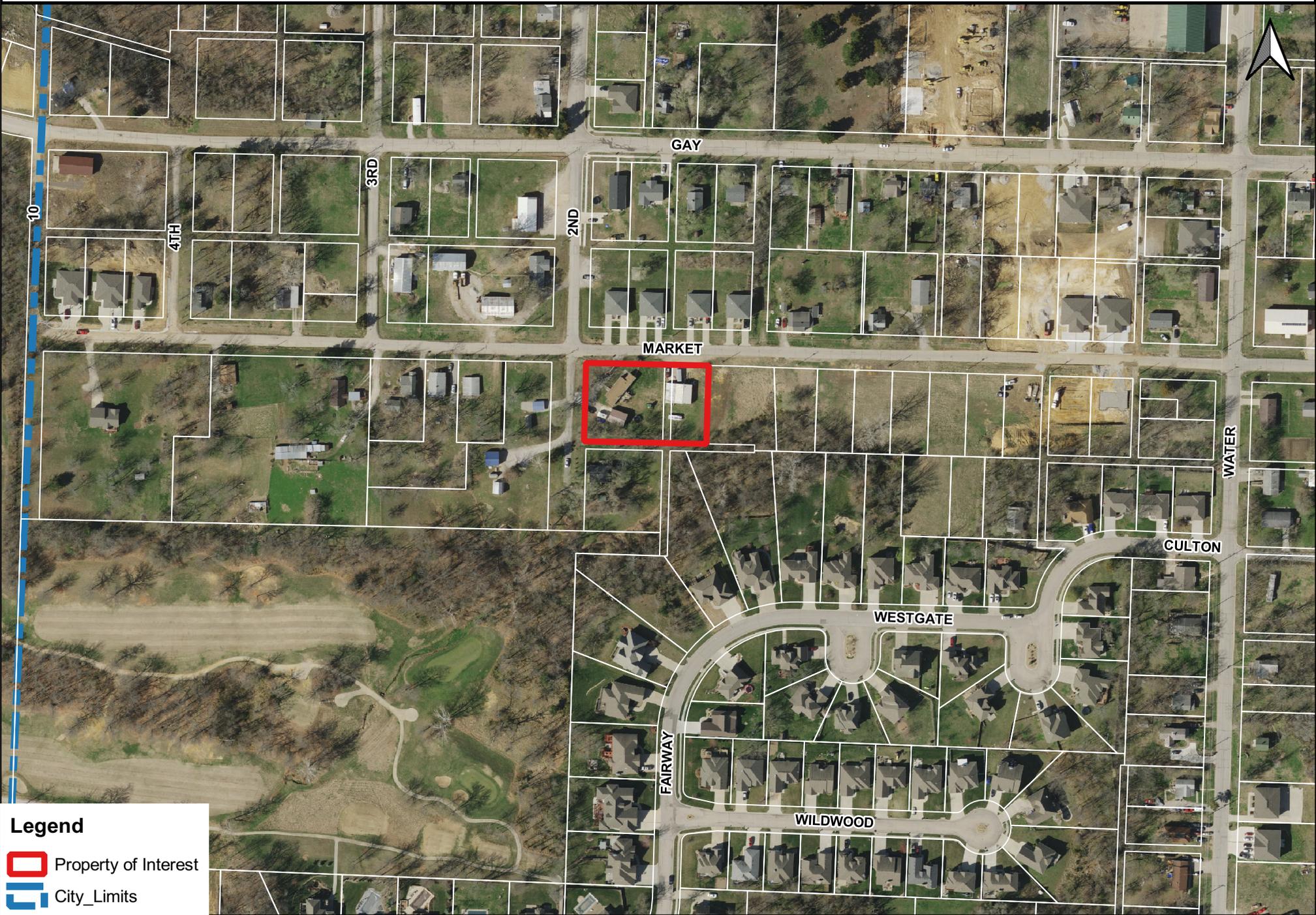
Disapproves _____

Passed by the Planning & Zoning Commission this 1st day of June, 2020

Chair

[Signature]

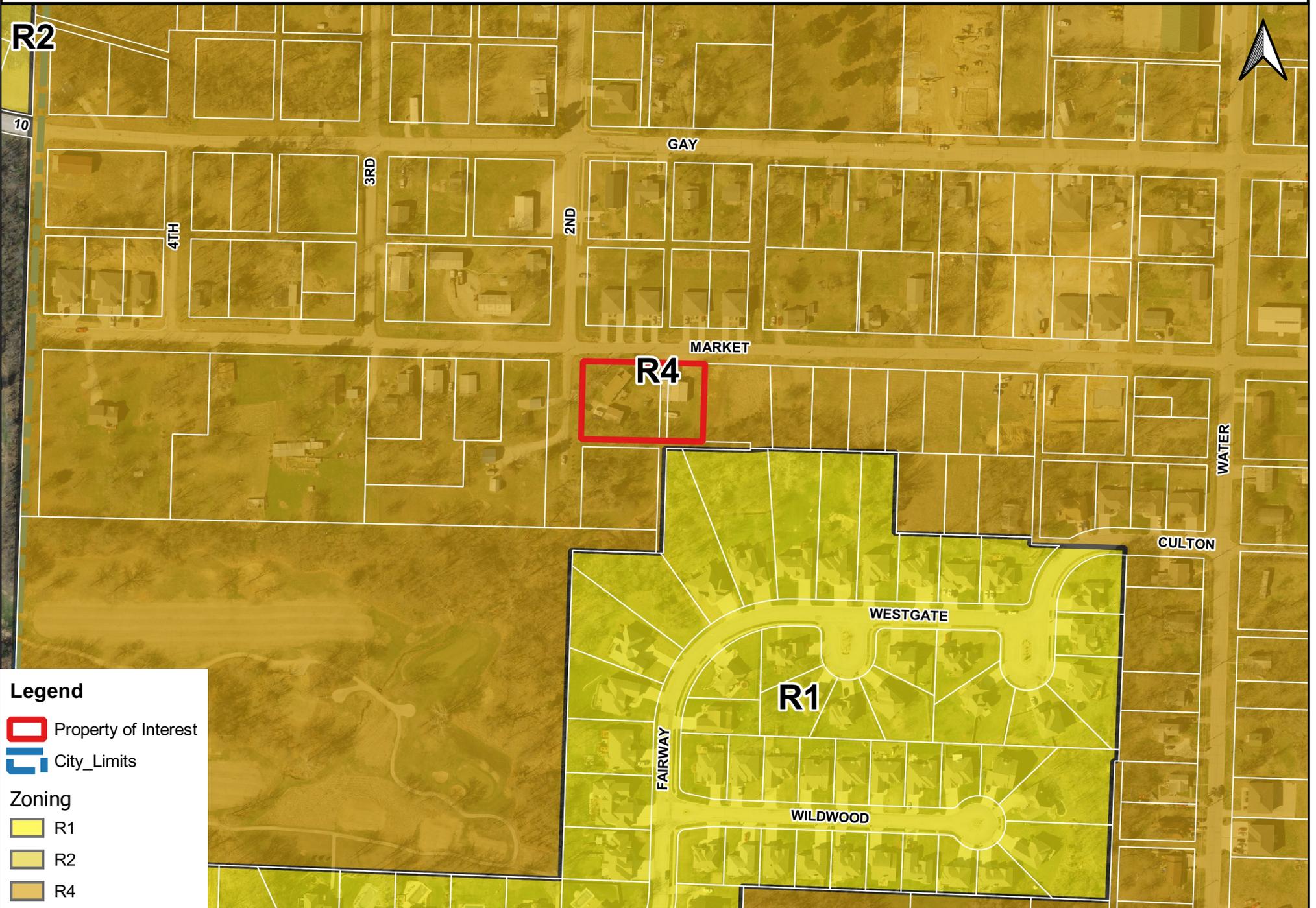
**A FINAL PLAT OF MARY DEPP'S ADDITION-REPLAT OF LOTS 32, 33 AND 34, BLOCK 6
AERIAL MAP**



Legend

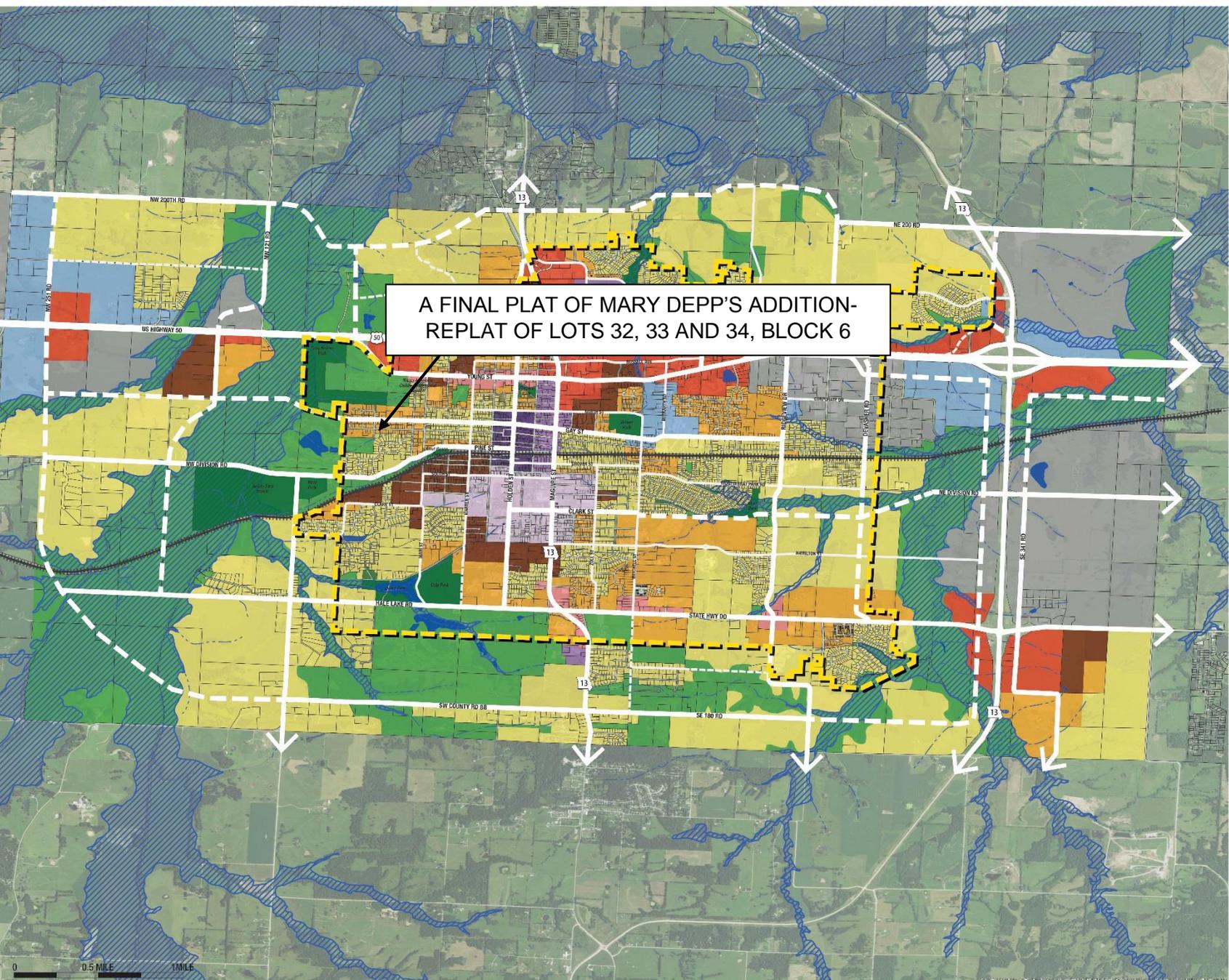
-  Property of Interest
-  City_Limits

A FINAL PLAT OF MARY DEPP'S ADDITION-REPLAT OF LOTS 32, 33 AND 34, BLOCK 6 CURRENT ZONING DESIGNATION



A FINAL PLAT OF MARY DEPP'S ADDITION-REPLAT OF LOTS 32, 33 AND 34, BLOCK 6

- LEGEND**
- CITY LIMITS
 - PARCEL BOUNDARY
 - STREAMS
 - LAKE
 - EXISTING PARK / PRAIRIE
 - RAILROAD
 - FLOODPLAIN
- MAJOR STREETS**
- ARTERIAL
 - PROPOSED ARTERIAL
 - COLLECTOR
 - PROPOSED COLLECTOR
- FUTURE LAND USE**
- AG / OPEN SPACE
 - NEIGHBORHOOD COMMERCIAL
 - COMMUNITY COMMERCIAL
 - UNIVERSITY MIXED USE
 - NEIGHBORHOOD MIXED USE
 - MIXED USE
 - INDUSTRIAL
 - SINGLE FAMILY RESIDENTIAL
 - MEDIUM DENSITY RESIDENTIAL
 - HIGH DENSITY RESIDENTIAL
 - OFFICE / BUSINESS PARK



Minor Plat Application

Plat Name: Mary Depp's addition-replat of lots 32,33,34, block 6

Date Plat Submitted: 3-9-2020

Location: Lots 32, 33, and 34 in Mary Depp's addition

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

Developer: <u>Scott Stockton</u>	Engineering Firm: <u>Whitehead Consultants, Inc.</u>
Address: <u>83 sw 880th rd</u>	Contact Person: <u>Michael Taylor</u>
<u>Chilhowee, MO 64733</u>	Address: <u>114 N Main St.</u>
Phone #: <u>(660)-238-4917</u>	<u>Clinton, MO 64735</u>
Fax #: _____	Phone #: <u>(660)-885-8311</u>
	Fax #: _____

Project Characteristics

Zoning: _____

Floodplain Zone: _____

No. of Lots 3

Total Acres: 0.76

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: Scott Stockton
Address: 83 sw 880th rd
Chilhowee, MO 64733

Signature: 

Owner's Name: _____
Address: _____

Signature: _____

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: 3-9-2020