



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

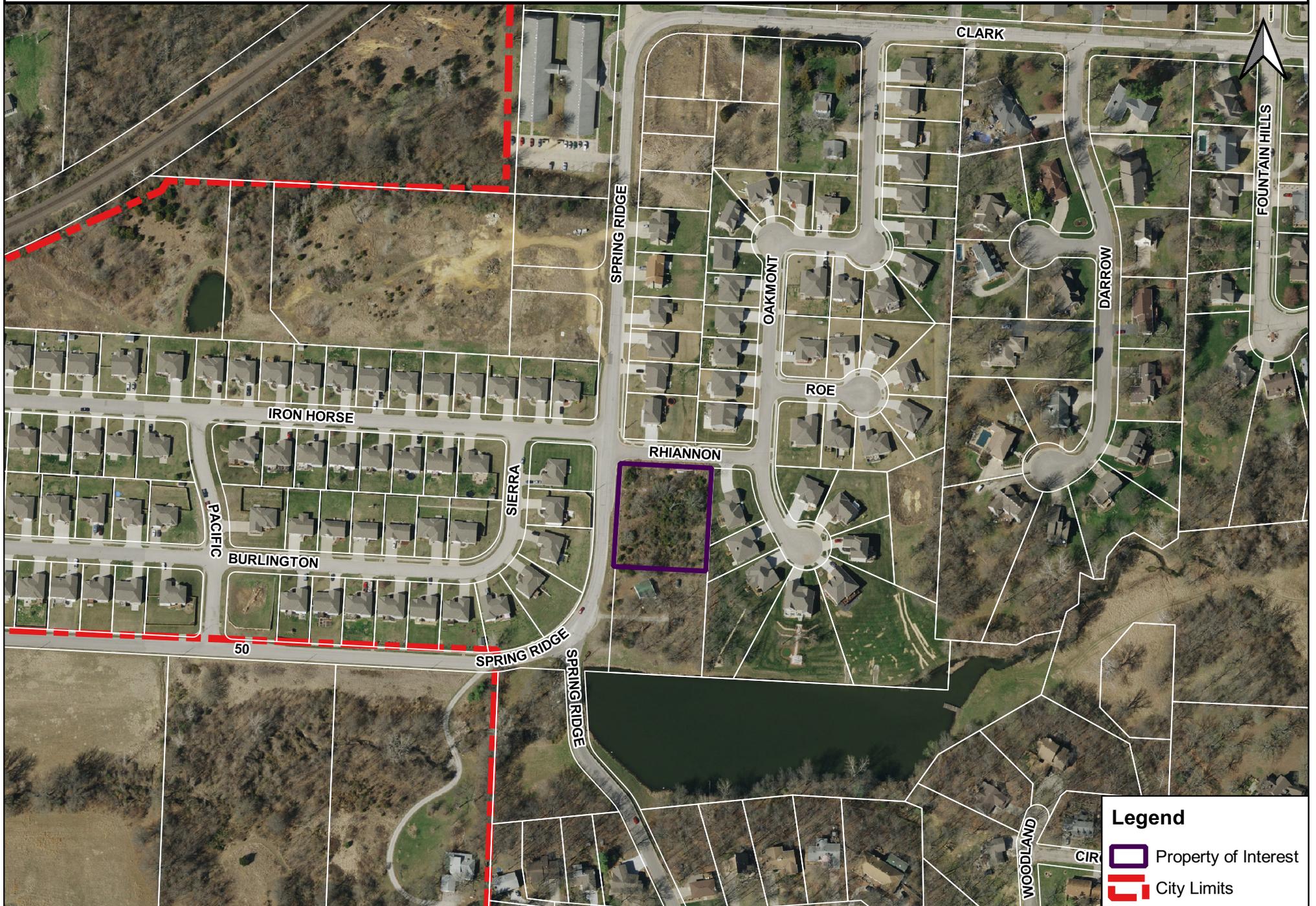
Recommends Approval with Conditions _____

Disapproves _____

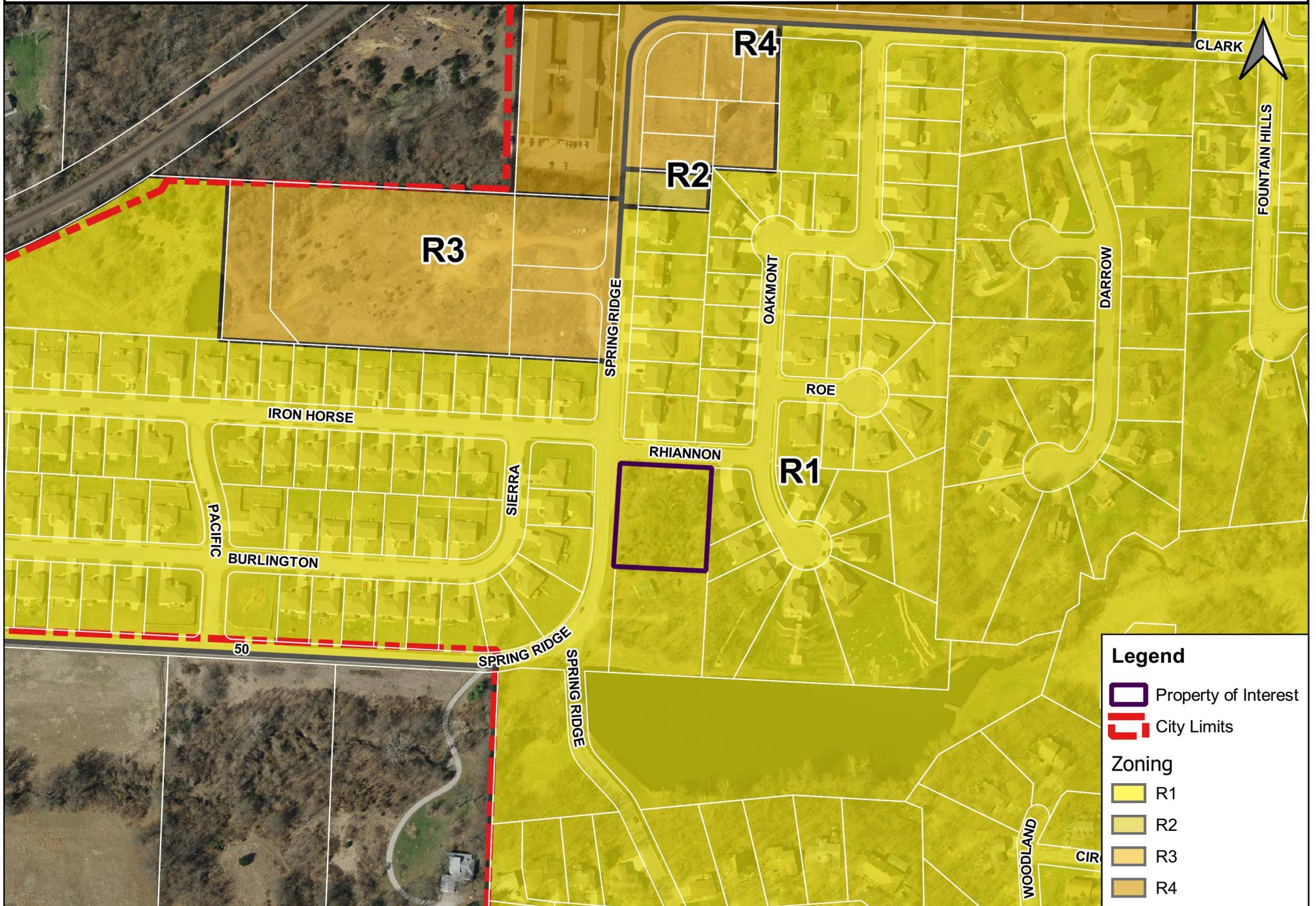
Passed by the Planning & Zoning Commission this _____ day of _____, 2020.

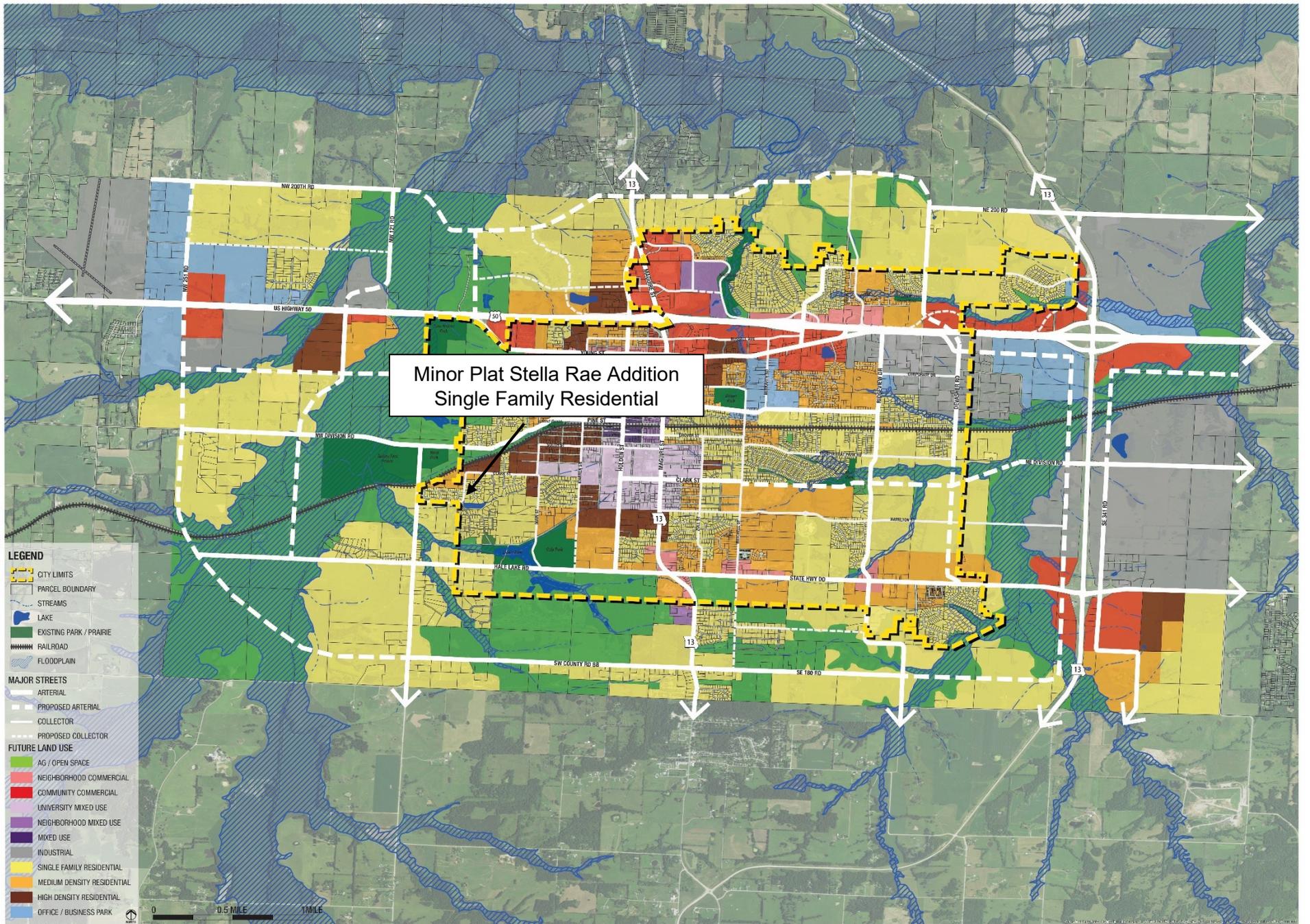
Chair

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**

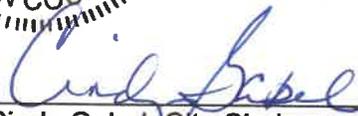
BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WARRENSBURG, MISSOURI AS
FOLLOWS:

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: *[Signature]*
Address: P.O. Box 441
Warrensburg, MO 64093

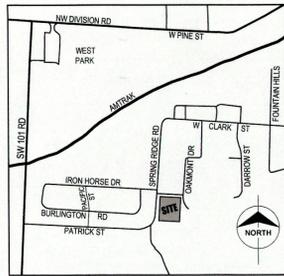
Owner's Name: MIKE W. RICH Signature: *[Signature]*
Address: P.O. Box 441
WARRENSBURG, MO 64093

- 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

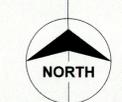
Filing Fee: \$250

Date Paid: paid 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
DATE _____

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



SW CORNER, E 33-1/3 ACRES, SE 1/4, NW 1/4, SECTION 26-146N-R26W SW CORNER, LOT 24, OAKMONT FOUND 5/8" REBAR 0.27' EAST

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.