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 _____

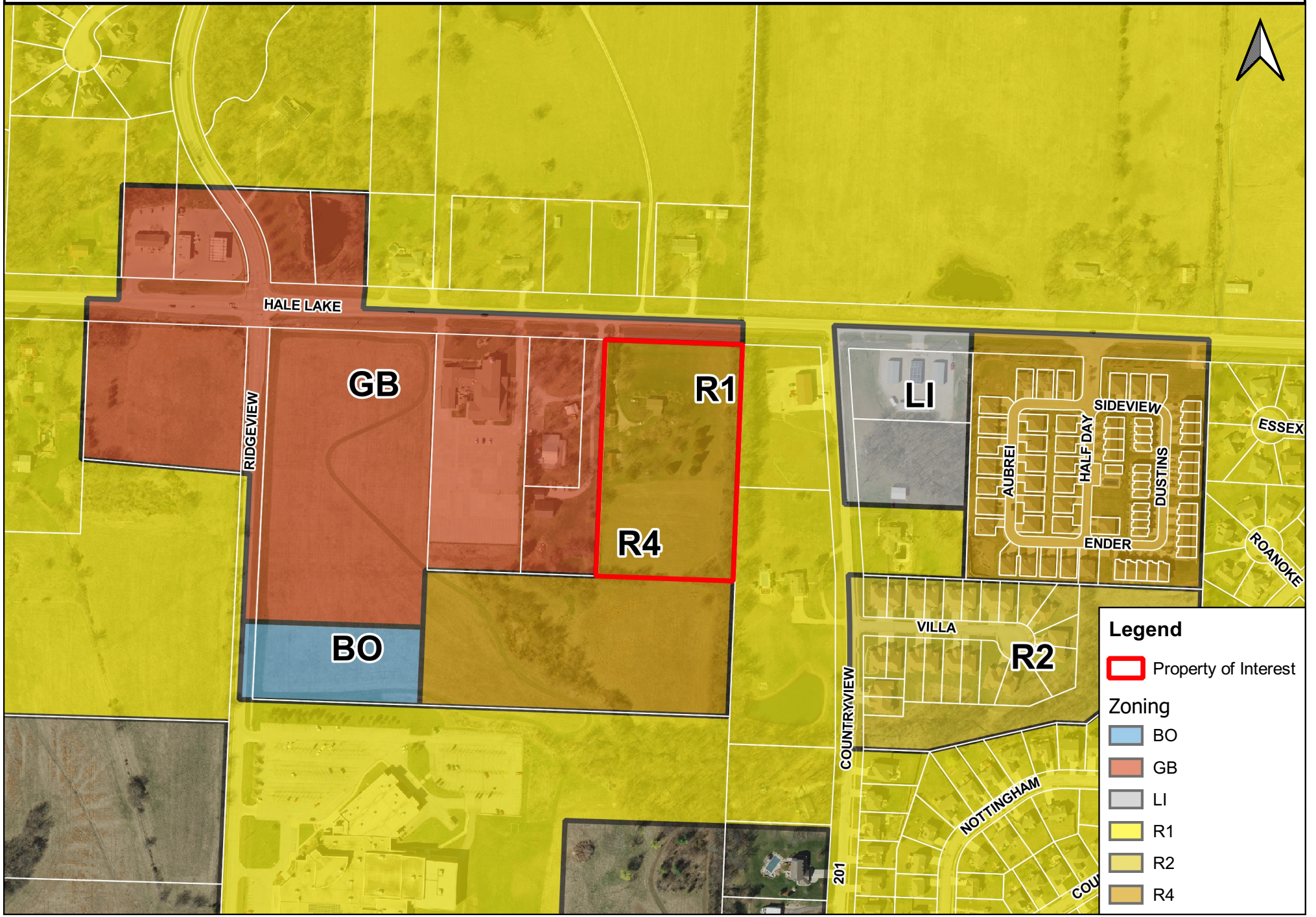
___Disapproves _____

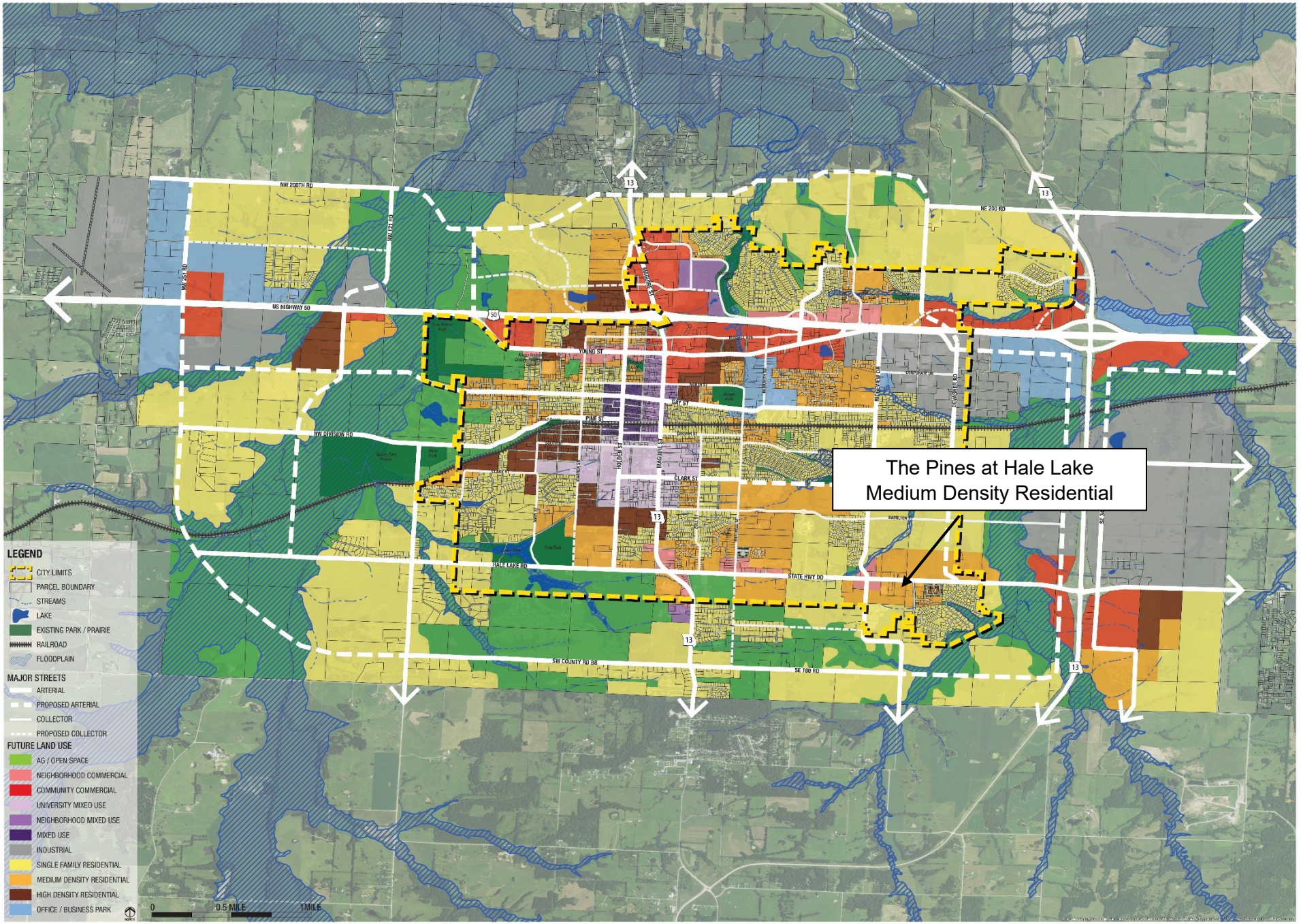
Passed by the Planning & Zoning Commission this _____ day of _____, 2020.

_____
Chair

THE PINES AT HALE LAKE
AERIAL MAP

THE PINES AT HALE LAKE
CURRENT ZONING DESIGNATION





Warrensburg MISSOURI City of Warrensburg **FUTURE LAND USE PLAN**

CONFLUENCE

Warrensburg MISSOURI
Community Development

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: MFM Capital LLC
Address: 1204 Live Oak Lane
Warrensburg MO 64093
Phone #: 660-747-8194
Fax #: 660-429-2164

Engineering Firm: HG Consult Inc.
Contact Person: Kevin Sterrett
Address: 11010 Haskell St #210
Kansas City KS 66109
Phone #: 816-759-2285
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 know as "THE PINES AT HALE LAKE". It shall be sufficient description of each lot platted 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

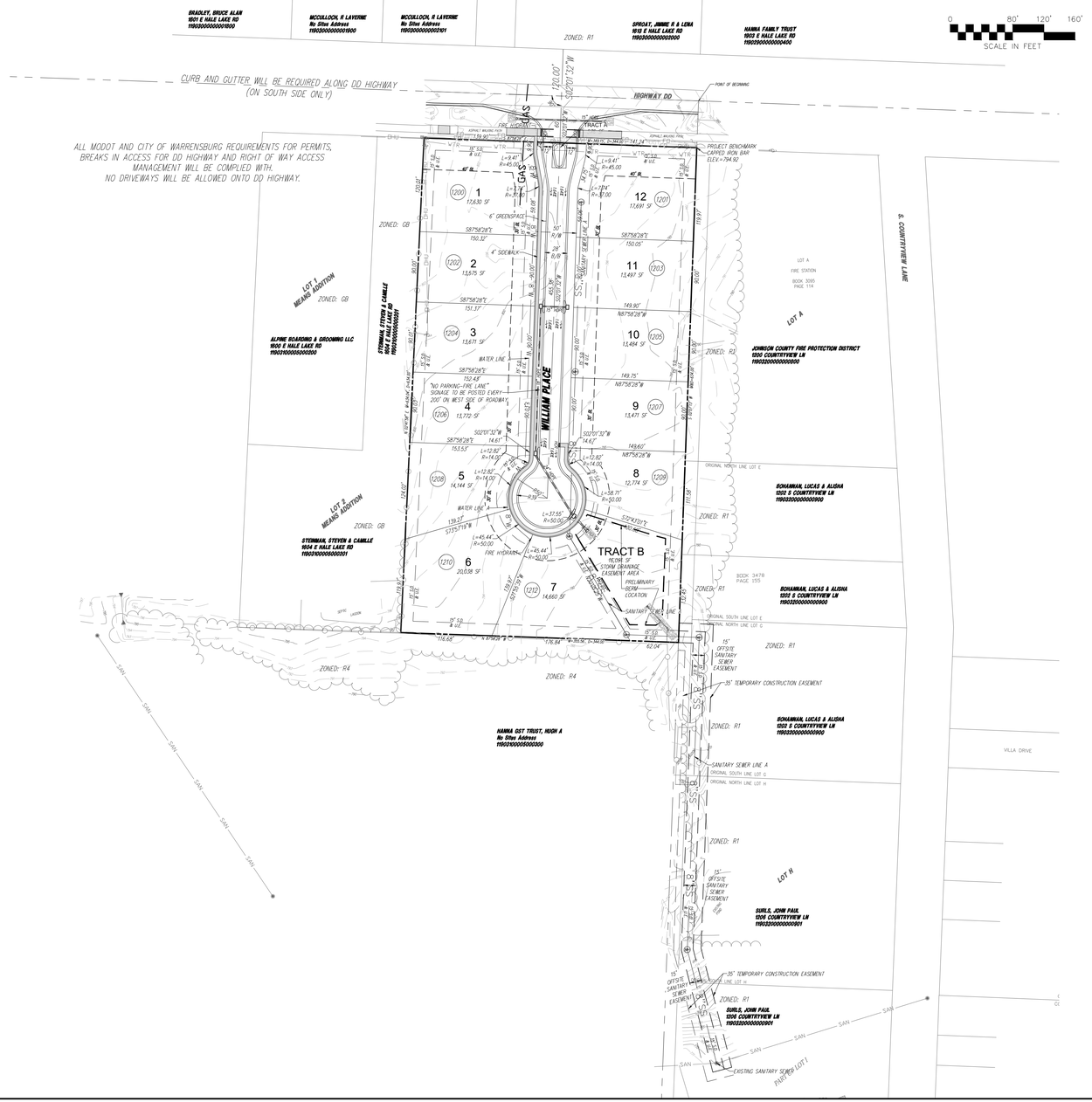
I hereby certify that all taxes on the property described hereon have been paid as of this

_____ day of _____, 20_____.

_____
Date County Collector

LEGEND

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



NOTE:

1. Property is zoned R4: Medium -Density Multi-Family Residence District.
2. According to the F.E.MA. 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.
3. 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.
4. 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.
5. 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.
6. Water lines will be built to Missouri American Water Company standards.
7. Sanitary sewer will be built to accepted City Standards.
8. 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.
9. All storm pipe sizes represented on this plat are preliminary. Pipe sizes will be modified, as necessary, in the final design.
10. "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 platting of subdivisions to the best of my knowledge and belief.

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)

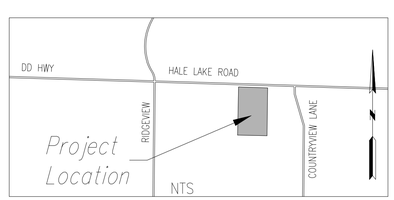
On this _____ day of _____, in the year _____ before me, _____, a Notary Public in and for said state, personally appeared _____ of (name of company), known to me to be the person who executed the within plat in behalf of said limited liability company and acknowledged to me that he (or she) executed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



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

NO.	REVISION	DATE	BY	CK/APP

IF THIS IS NOT A BLUE INK SEAL AND THE SIGNATURE IN BLUE INK, THE PLAN IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES

STATE OF MISSOURI
STERRETT
NUMBER 2469
LAND SURVEYOR

R. KEVIN STERRETT, MO E-2644O

4/10/2020

HG Consult Inc engineers planners
CORPORATE LICENSE No. E2010005873

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
SHEET	1 OF 1