

**CITY OF WARRENSBURG**  
COMMUNITY DEVELOPMENT DEPARTMENT

August 4, 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 Minor Plat of Stella Rae Addition –  
Lots 1 Thru 3 a Subdivision in the City of Warrensburg, Missouri, Located at 630  
& 632 Allison Avenue and 715 Spring Ridge Road

**BACKGROUND:**

The applicant, Rich Homes & Electric, LLC, has submitted the proposed minor plat which 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.

**ISSUE:**

To approve an ordinance approving the Minor Plat of Stella Rae Addition – Lots 1 Thru 3.

**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 August 3 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. Minor Plat Stella Rae Addition – Lots 1 Thru 3
  3. 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

BILL NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE APPROVING AND ACCEPTING THE MINOR PLAT OF STELLA RAE ADDITION – LOTS 1 THRU 3 A SUBDIVISION IN THE CITY OF WARRENSBURG, MISSOURI, LOCATED AT 630 & 632 ALLISON AVENUE AND 715 SPRING RIDGE ROAD**

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

Section 1. That the Minor Plat of Stella Rae Addition – Lots 1 Thru 3 in the City of Warrensburg, is hereby approved with the following condition:

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

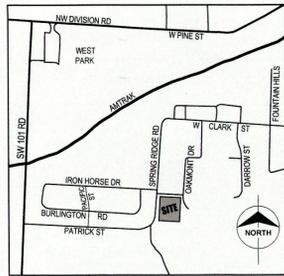
Section 2. This ordinance shall be in force and effect after passage by the City Council.

Read two times and passed by the City Council this \_\_\_\_\_ day of August, 2020.

\_\_\_\_\_  
Bryan Jacobs, Mayor

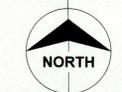
ATTEST:

\_\_\_\_\_  
Cindy Gabel, City Clerk



**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



<b>PREPARED FOR</b> RICH HOMES & ELECTRIC, LLC P.O. BOX 441 WARRENSBURG, MO 64093 (660) 909-2227		<b>MINOR PLAT</b> <b>STELLA RAE ADDITION - LOTS 1 THRU 3</b> 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.	
		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	
<b>DATE</b> 07/21/2020	<b>JOB NO.</b> 3493-20-1720	<b>FIELD BY</b> WR/KH	<b>DRAWN BY</b> JAMB
<b>CHECKED BY</b> JMP	<b>CLASSIFICATION</b> URBAN	<b>SHEET NO.</b> 1 OF 1	

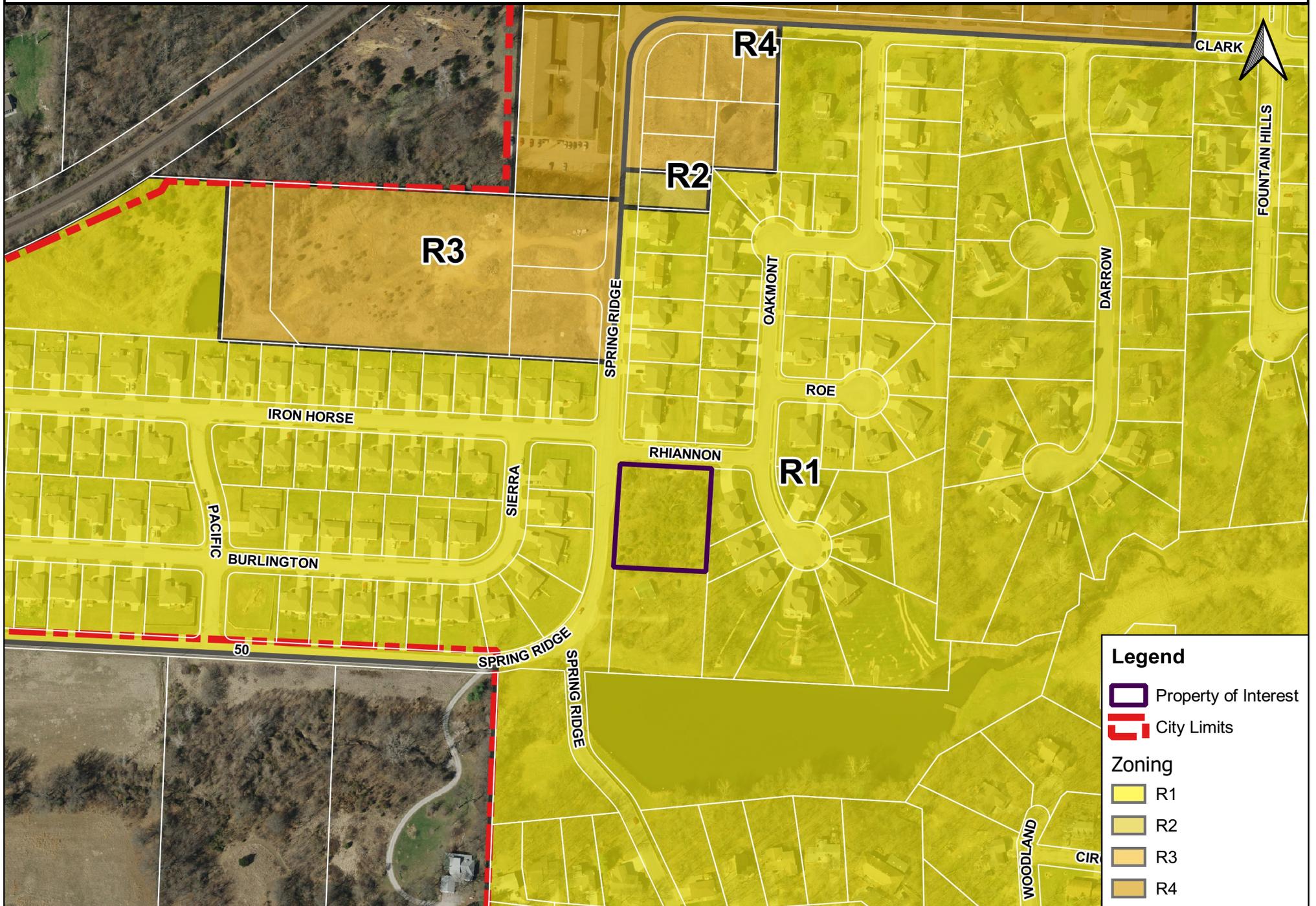
IF THE SURVEYOR'S SEAL IS NOT SHOWN IN COLOR, THEN THE SURVEY IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THUS THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY.

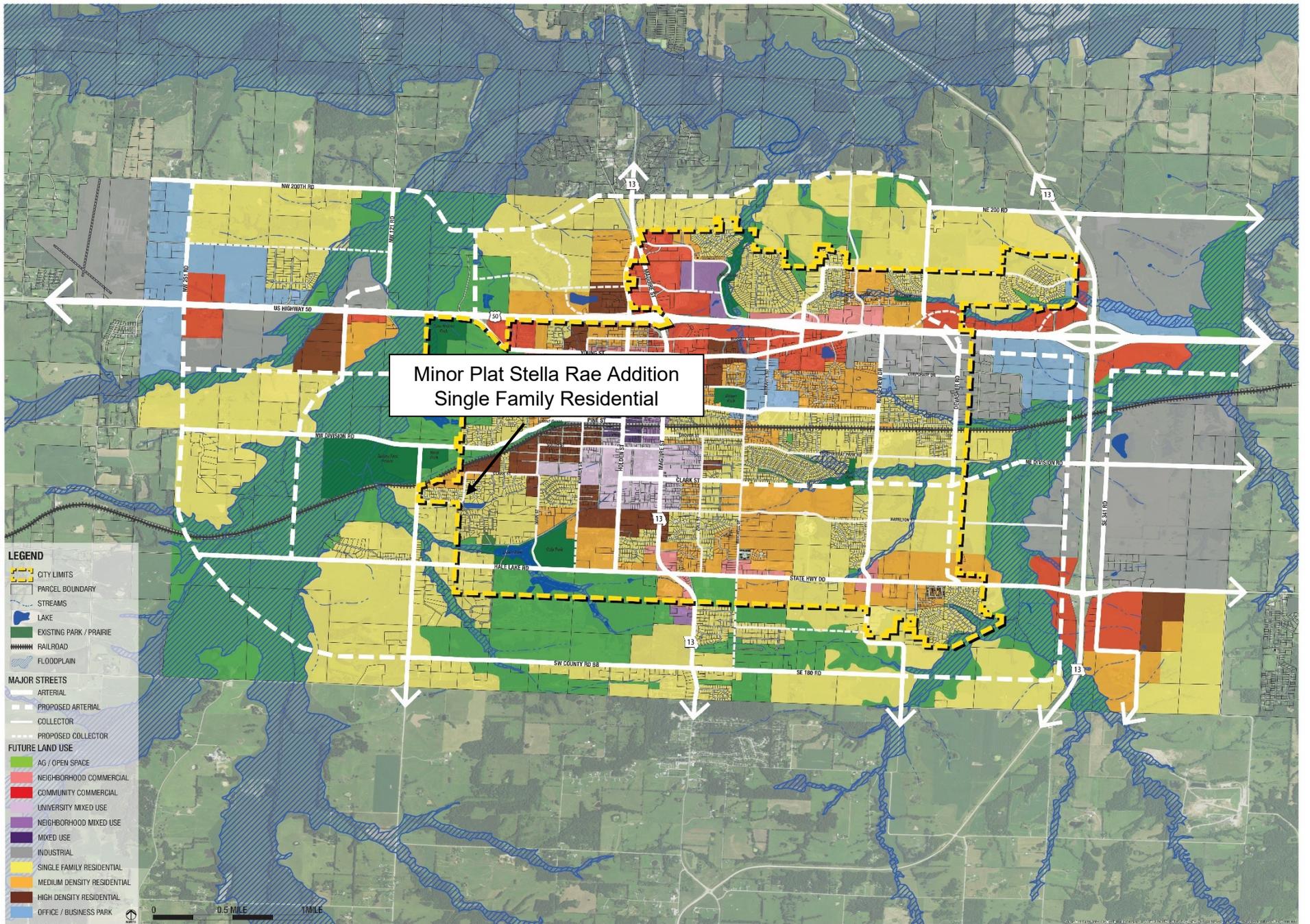


# STELLA RAE ADDITION AERIAL MAP



# STELLA RAE ADDITION CURRENT ZONING DESIGNATION





### 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

<b>Developer:</b> <u>Rich Homes &amp; Electric, LLC</u>	<b>Engineering Firm:</b> <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:   
Address: P.O. Box 441  
Warrensburg, MO 64093

Owner's Name: MIKE W. RICH 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*