

**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: Preliminary Plat of The Pines at Hale Lake

**BACKGROUND:**

The applicant, MFM Capital, LLC, has submitted the proposed subdivision which 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.

**ISSUE:**

To approve the Preliminary Plat of The Pines at Hale Lake.

**STRATEGIC PLAN:**

N/A

**FISCAL IMPACT:**

There is no impact on the budget.

**ECONOMIC BENEFITS/IMPACT:**

N/A

**RECOMMENDATION:**

The Planning & Zoning Commission considered the preliminary plat at their August 4, 2020, meeting and recommended approval of the preliminary plat as presented. Their findings and written recommendation is attached.

Sincerely,



Barbara Carroll  
Director of Community Development

cc: City Manager

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

# 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\_\_\_\_

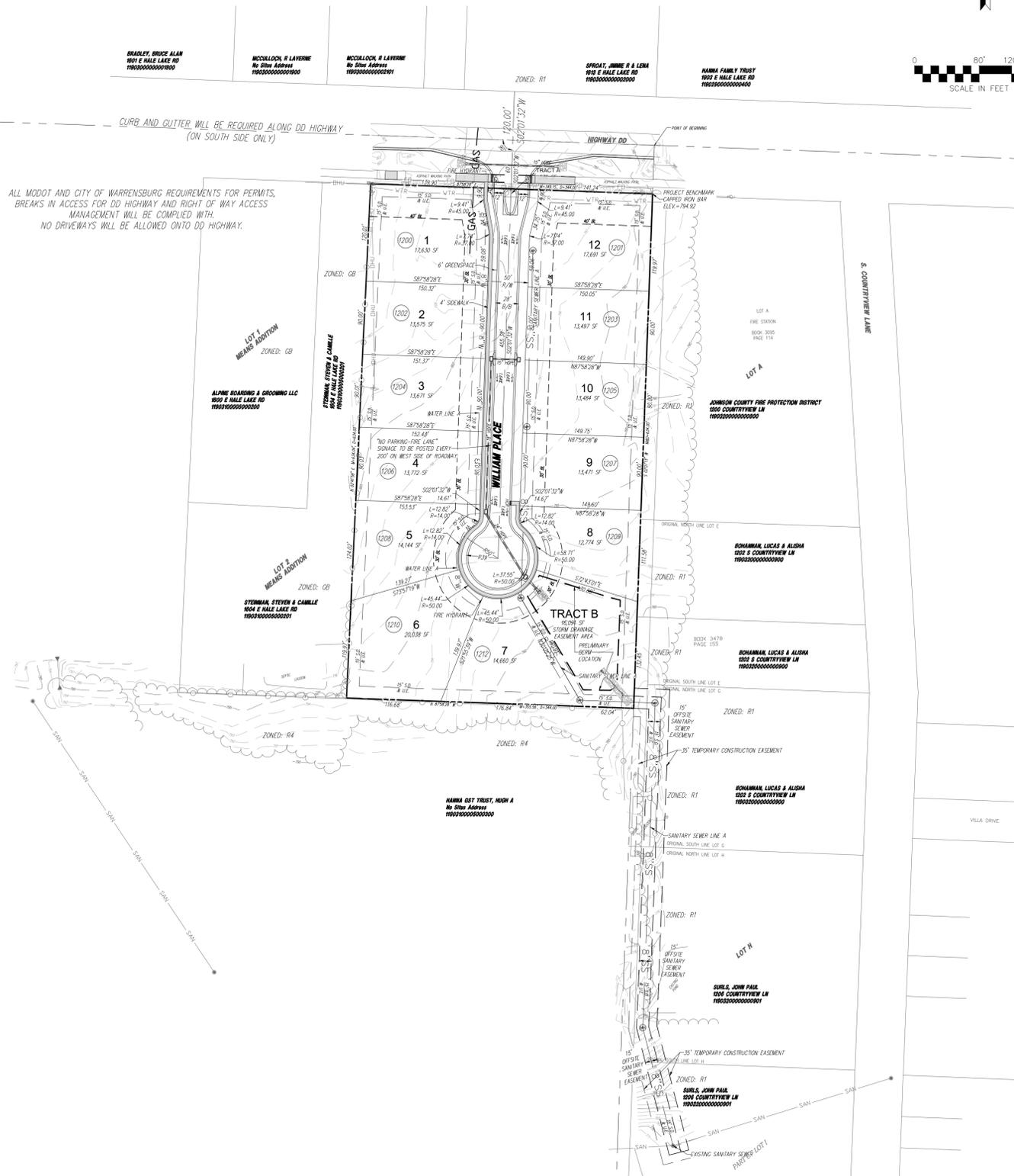
Date \_\_\_\_\_ County Collector \_\_\_\_\_

**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)

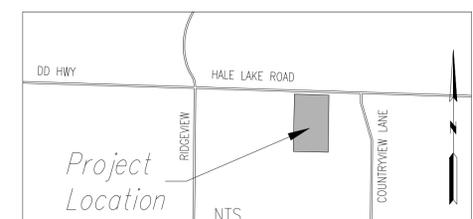
On this \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_ before me, \_\_\_\_\_, a Notary Public in and for said state, personally appeared \_\_\_\_\_ of (name of company), known to me to be the person who executed the within plat in behalf of said limited liability company and acknowledged to me that 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, License No. E-26440  
 CORPORATE LICENSE No. E200005873

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

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 3<sup>rd</sup> day of August, 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.

N/A

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 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 3<sup>rd</sup> day of August, 2020.

Chair M. P. King

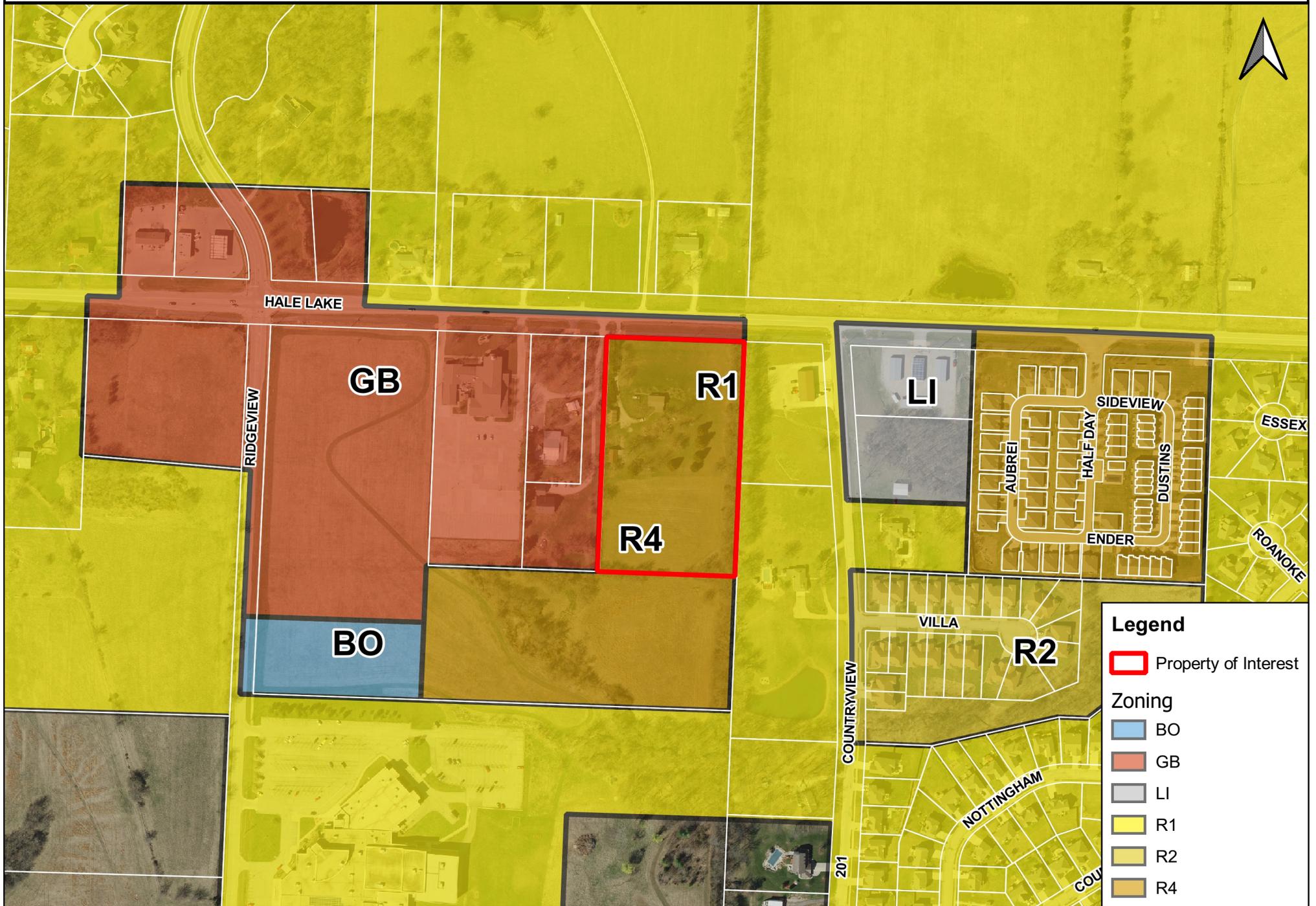
# THE PINES AT HALE LAKE AERIAL MAP

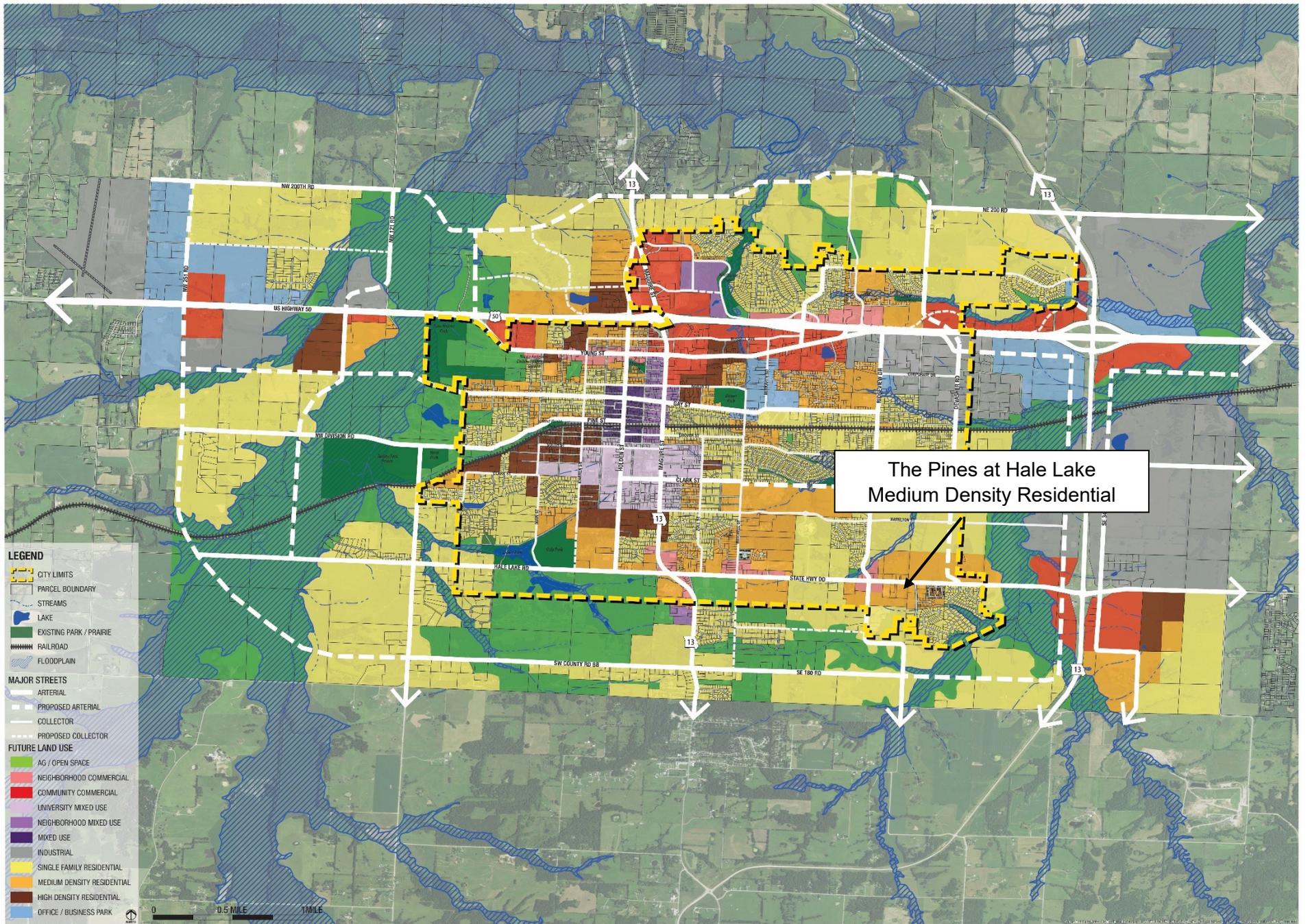


**Legend**

 Property of Interest

# THE PINES AT HALE LAKE CURRENT ZONING DESIGNATION





The Pines at Hale Lake  
Medium Density Residential

- 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

0 0.5 MILE 1 MILE



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

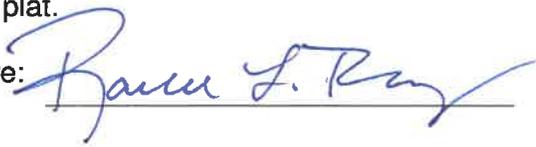
**Location:** 1610 East Hale Lake Rd, Warrensburg MO 64093

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

<b>Developer:</b> <u>MFM Capital LLC</u>	<b>Engineering Firm:</b> <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 