

**CITY OF WARRENSBURG**  
COMMUNITY DEVELOPMENT DEPARTMENT

August 10, 2021

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 Park Place  
Subdivision Replat a Subdivision in the City of Warrensburg, Missouri,  
Located at 905 and 907 S. Holden Street

**BACKGROUND:**

The applicant, WXYZ, LTD, represented by Michael Webb has submitted a minor plat which includes all of Lot 1 of the Park Place Subdivision platted in 2015. The minor plat covers 7.51 acres of land and creates two buildable lots and no new streets. Currently Lot 1-A is developed with a multi-family building, accessory building, and a parking lot. Lot 1-B is undeveloped land. A portion of the existing driveway is on the proposed Lot 1-B.

**ISSUE:**

To approve an ordinance approving the Final Plat of Park Place Subdivision.

**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 2, 2021, meeting and recommended approval of the plat with four conditions which have been incorporated into the proposed ordinance. The findings and written recommendation is attached. Staff recommends approval of the ordinance.

Sincerely,



Barbara Carroll  
Director of Community Development

- Attachments: 1. Ordinance  
2. Final Plat of Park Place Subdivision  
3. Findings and Recommendation Form

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

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

**AN ORDINANCE APPROVING AND ACCEPTING THE FINAL PLAT OF PARK PLACE  
SUBDIVISION REPLAT A SUBDIVISION IN THE CITY OF WARRENSBURG, MISSOURI,  
LOCATED AT 905 AND 907 S. HOLDEN STREET**

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

Section 1. That the Final Plat of Park Place Subdivision Replat a Subdivision in the City of  
Warrensburg, is hereby approved with the following conditions:

1. On the easement dedication, after the words "(S.D. & U.E.)" add the words "AND 15'  
SEWER EASEMENT" before continuing on with the words "AS SHOWN ON THE  
PLAT."
2. A hydrology study will be required when development plans are submitted.
3. If the development plans are anything other than single-family or multi-family housing, a  
traffic study may be required when development plans are submitted.
4. Other infrastructure needs (fire hydrants, fire department access, etc.) will be based on  
potential future development.

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, 2021.

\_\_\_\_\_  
Scott Holmberg, Mayor

ATTEST:

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

# A Final Plat of PARK PLACE SUBDIVISION REPLAT

BEING A REPLAT OF LOT 1, PARK PLACE SUBDIVISION,  
AS RECORDED IN PLAT BOOK 13 AT PAGE 53, AND ADDITION TO THE CITY OF  
WARRENSBURG, JOHNSON COUNTY, MISSOURI, LOCATED IN PART OF THE  
SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 46 NORTH, RANGE 26 WEST OF THE 5TH P.M.

**WHITEHEAD CONSULTANTS, INC FIELD CREW:**  
FIELD WORK PERFORMED ON 04/06/2021.  
CREW: MASON HANN

**AT THE REQUEST OF:**  
MR. R. MICHAEL WEBB  
1371 ROBIN HOOD LANE  
ROACH, MISSOURI 65787

### RECORD DESCRIPTION:

ALL OF LOT 1, PARK PLACE SUBDIVISION, AN ADDITION TO THE CITY OF WARRENSBURG, JOHNSON COUNTY, MISSOURI, AS RECORDED IN PLAT BOOK 13 AT PAGE 53.

### DEDICATION:

THE UNDERSIGNED PROPRIETORS OF THE REAL ESTATE DESCRIBED HEREON HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "PARK PLACE SUBDIVISION REPLAT". IT SHALL BE SUFFICIENT DESCRIPTION OF EACH LOT PLATTED HEREON TO BE DESIGNATED BY THE NUMBER WHICH APPEARS ON SAID LOT FOLLOWED BY THE WORDS "PARK PLACE SUBDIVISION REPLAT" AN ADDITION TO THE CITY OF WARRENSBURG, MISSOURI.

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, GAS, WATER, SEWER, STORM DRAINAGE, ELECTRIC, OR OTHER PUBLIC UTILITY AND ASSOCIATED UTILITY INFRASTRUCTURE UPON, UNDER AND THROUGH THE LAND DESIGNATED AS "STORM DRAINAGE AND UTILITY EASEMENT" (S.D. & U.E.) AS SHOWN ON THE PLAT.

THE STREETS OR ROADS SHOWN ON THIS PLAT NOT ALREADY DEDICATED TO THE PUBLIC ARE HEREBY SO DEDICATED.

THE 24' INGRESS & EGRESS EASEMENT IS FOR THE BENEFIT OF THE OWNERS OF LOT 1-A AND LOT 1-B IN THOSE AREAS IN THIS SUBDIVISION OUTLINED ON THIS PLAT AND DEDICATED BY THE WORDS.

THE USE OF ALL LOTS ON THIS PLAT SHALL BE SUBJECT TO ANY AND ALL RESTRICTIONS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN JOHNSON COUNTY, MISSOURI AND TO ALL RESTRICTIONS IMPOSED BY ORDINANCE BY THE CITY OF WARRENSBURG, MISSOURI.

AS OWNER I HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THE PLAT TO BE SURVEYED, DIVIDED, MAPPED DEDICATED AND ACCESS RIGHTS RESERVED AS REPRESENTED ON THIS PLAT.

IN TESTIMONY WHEREOF THE UNDERSIGNED PROPRIETORS HAVE HEREUNTO SET THEIR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

R. MICHAEL WEBB, PRESIDENT OF WXYZ, LTD, A MISSOURI CORPORATION

### ACKNOWLEDGMENT:

STATE OF MISSOURI  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, BEFORE ME APPEARED R. MICHAEL WEBB, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN DID SAY THAT HE IS THE PRESIDENT OF WXYZ, LTD, CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF WXYZ, LTD, CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND SAID R. MICHAEL WEBB ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION. SAID CORPORATION HAS NO SEAL.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE COUNTY OF \_\_\_\_\_, STATE OF MISSOURI.

MY COMMISSION EXPIRES \_\_\_\_\_

(SEAL)

### APPROVAL:

THIS CERTIFIES THAT THE WITHIN PLAT OF "PARK PLACE SUBDIVISION REPLAT" 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 \_\_\_\_\_

BY:

MAYOR

ATTEST:

CITY CLERK

I HEREBY CERTIFY THAT ALL TAXES ON THE PROPERTY DESCRIBED HEREIN HAVE BEEN PAID AS OF DECEMBER 31, 2020.

BY:

COLLECTOR

### SURVEY REFERENCES:

- FINAL PLAT OF REVISED WHITE PLAZA, PLAT BOOK 1 AT PAGE 123,
- FINAL PLAT OF WHITE PLACE, PLAT BOOK 1 AT PAGE 96.
- FINAL PLAT OF INNES RIDGE, PLAT BOOK 10 AT PAGE 38.
- FINAL PLAT OF MEADOW COURT, PLAT BOOK 10 AT PAGES 142-143.
- SURVEY BY MO PLS 2000161238, FOR DR. JAMES L. BOURLAND, PREPARED BY WHITEHEAD CONSULTANTS, INC. IN JOB NO. 10-217, DATED 09/24/2010.
- FINAL PLAT OF PARK PLACE SUBDIVISION, PLAT BOOK 13 AT PAGE 53.

### SURVEYORS NOTES:

1. NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS OR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT. NO ABOVE GROUND OR BELOW GROUND UTILITIES ARE SHOWN EXCEPT AS NOTED.

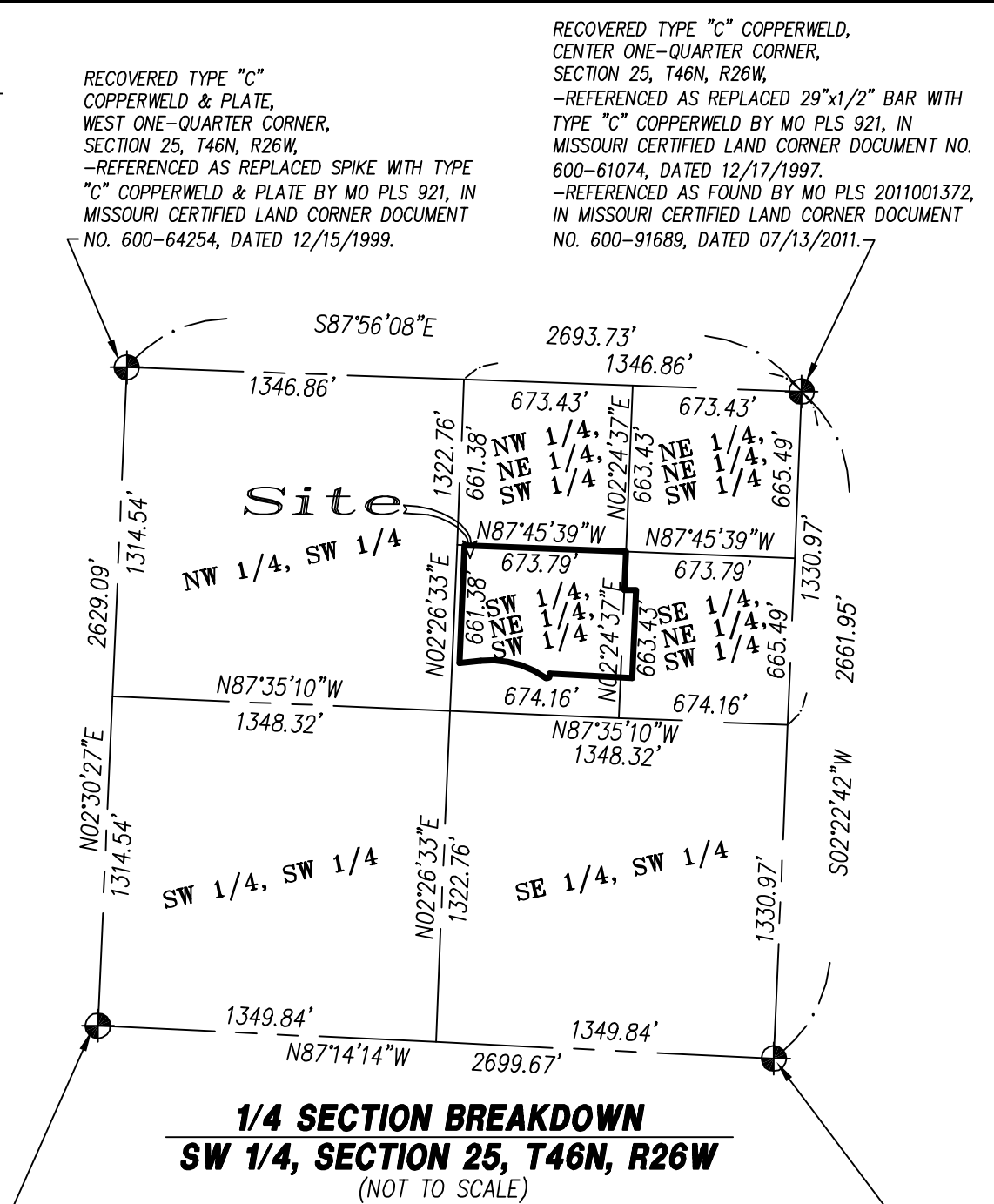
2. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

3. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR PRESENT ON IT.

NOTE: NOTHING IN THIS SECTION IS ADOPTED OR APPROVED BY THE CITY IN THE ACCEPTANCE OF THE PLAT.

### LEGEND:

- SECTION CORNER (AS NOTED)
- SURVEY MONUMENT (AS NOTED)
- EXISTING 1/2" IRON BAR / CAP (LC 331)
- SET 1/2" IRON BAR / CAP (LC 331)
- RIGHT-OF-WAY
- STREET ADDRESS
- MEASURED
- RECORD DEED BOOK ... AT PAGE ...
- RECORD DEED BOOK 3264 AT PAGE 65
- PLAT BOOK 1 AT PAGE 123
- PLAT BOOK 1 AT PAGE 96
- PLAT BOOK 10 AT PAGE 38
- PLAT BOOK 10 AT PAGE 2 142-143



### GENERAL NOTES:

- BEARINGS BASED ON THE FINAL PLAT OF "PARK PLACE SUBDIVISION" AN ADDITION TO WARRENSBURG, JOHNSON COUNTY, MISSOURI, AS RECORDED IN PLAT BOOK 13 AT PAGE 53.
- DEED DESCRIPTION PROVIDED BY CLIENT; ALSO RECORDED IN JOHNSON COUNTY DEED BOOK 3498 AT PAGE 76; ALSO DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT FILE NO. L20132319.
- TYPE OF SURVEY: URBAN.
- APPARENT OWNERSHIPS ARE BASED ON INFORMATION PROVIDED BY THE CLIENT AND THE OTHER INFORMATION OBTAINED FROM JOHNSON COUNTY RECORDS. THIS SURVEY DOES NOT REPRESENT AN OPINION AS TO TITLE.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THE SUBJECT SITE IS CURRENTLY ZONED: R4; MEDIUM-DENSITY MULTIFAMILY RESIDENCE DISTRICT.
- THE SUBJECT TRACT, BY GRAPHIC PLOTTING ONLY, LIES IN ZONE X, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S, NATIONAL FLOOD INSURANCE PROGRAM'S, FLOOD INSURANCE RATE MAP(S) 29101C0240E AND 29101C0405E, BEARING AN EFFECTIVE DATE OF 07/04/2011.
- VERTICAL DATUM: NAVD 88; OBSERVED M 280, PID JD2108, ELEVATION: 869.64.
- THE SUBJECT SITE IS SUBJECT TO A SIDEWALK REQUIREMENT ALONG THE EAST SIDE OF HOLDEN STREET AT THE TIME OF ANY FUTURE DEVELOPMENT.
- THE SUBJECT SITE IS SUBJECT TO CITY ORDINANCE NO 1691 A, PASSED MAY 22, 1974 AND JUDGEMENT OF CONDEMNATION ENTERED IN THE CIRCUIT COURT OF JOHNSON COUNTY, CASE NO. 16805.

NO.	DATE	DESCRIPTION	BY
2.	07/21/2021	ADDED NEW ASPHALT	JEH
1.	06/08/2021	COMMENTS BY CITY OF WARRENSBURG, MO.	JEH

### CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MISSOURI. THIS SURVEY HAS BEEN EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY SURVEYS OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES.

04/26/21  
DATE MICHAEL L. TAYLOR MO. P.L.S. 2000161238  
(AS ACTING AGENT FOR LC. 331)

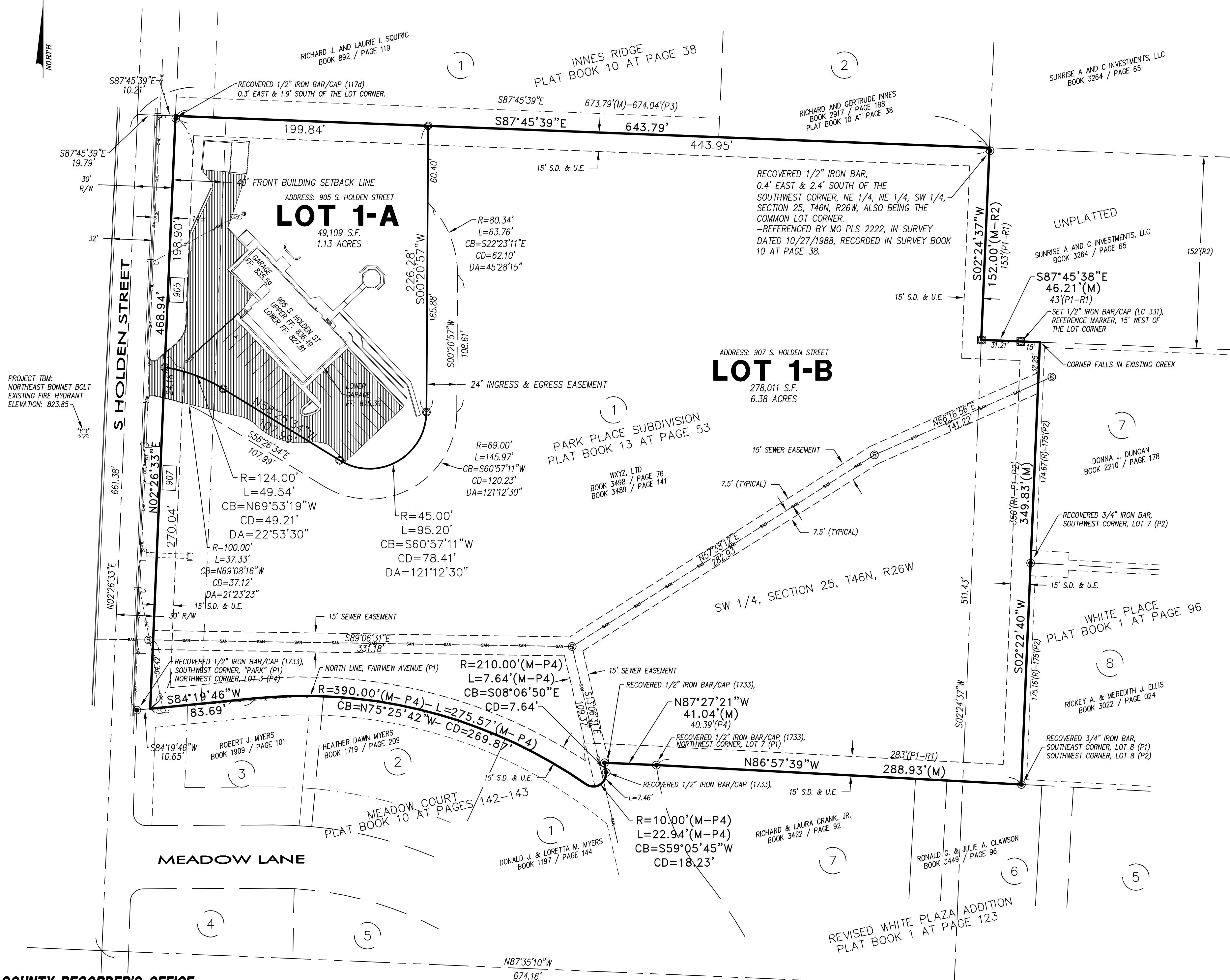
**PARK PLACE SUBDIVISION REPLAT**  
REPLAT OF LOT 1,  
PARK PLACE SUBDIVISION  
WARRENSBURG, JOHNSON COUNTY, MISSOURI

**Whitehead Consultants, Inc.**  
Engineers, Surveyors  
114 NORTH MAIN STREET 312 WEST MAIN STREET  
P.O. BOX 461 P.O. BOX 790  
CLINTON, MISSOURI 64735 WARSAW, MISSOURI 65355  
Phone: (680) 885-8311 Phone: (680) 438-9473  
Fax: (680) 885-8447 Fax: (680) 438-9574

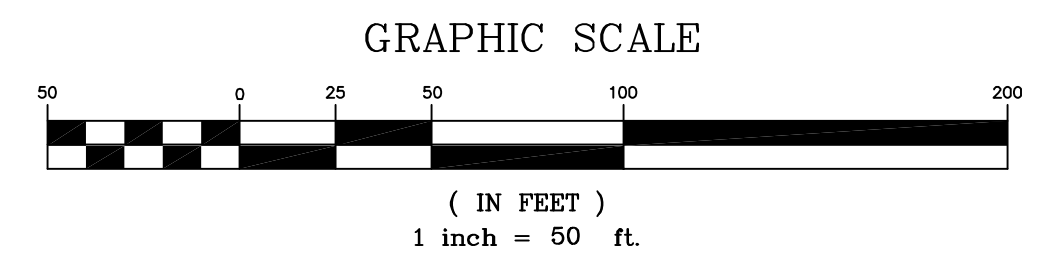
DATE	DRAWN BY	CHECKED BY	JOB NO.	SCALE	SHEET NO.
04/28/14	JEH	MLT	20-581	1"=50'	1 OF 1



VICINITY MAP (NOT TO SCALE)



COUNTY RECORDER'S OFFICE:



PLANNING AND ZONING COMMISSION  
FINDINGS AND RECOMMENDATION

Property owned by: WXYZ, LTD

Request to Consider: Final Plat of Park Place Subdivision Replat

The Planning and Zoning Commission has considered the replat at an open public meeting on August 2, 2021 and makes the following findings and recommendations based upon the information presented with respect to these matters:

1. The replat complies with the purpose of Chapter 21 and promotes the orderly development of the community.
2. The replat 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: NONE

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 X will be            will not be furthered.

Regarding the proposed Final Plat of Park Place Subdivision, the Planning and Zoning Commission:

Recommends Approval

Recommends Approval with Conditions BY STAFF

Disapproves           

Passed by the Planning & Zoning Commission this 24<sup>th</sup> day of Aug, 2021.

  
Chair