

CITY OF WARRENSBURG
COMMUNITY DEVELOPMENT DEPARTMENT

March 22, 2022

Honorable Mayor and
Members of the City Council
City of Warrensburg, Missouri

Dear Mayor and Council Members:

SUBJECT: Second Reading of An Ordinance Approving and Accepting the Minor Plat of Oakmont Villas – 2nd Plat a Subdivision in the City of Warrensburg, Missouri, Located on Oakmont Drive

BACKGROUND:

The applicant, represented by Daniel Spies, has submitted a minor plat of a previously unplatted tract of land. The proposed plat covers 44,535.20 sq. ft. of land and creates two buildable lots and no new streets. Both lots are located in an R1 District. Currently, proposed Lot 2 is developed with an existing house and driveway and proposed Lot 1 is undeveloped. Driveway access will be required to be on Oakmont Dr. since Clark street is classified as a collector street. The previous rezoning application to rezone the tract from R1 to R2 was denied at the January 10, 2022, City Council meeting.

This minor plat does not have any special conditions or features that require an exception to the requirements of the subdivision regulations. Both lots meet the minimum standards for depth, width, and lot area required by the zoning ordinance and the subdivision regulations. The 2017 Comprehensive City Plan Update shows the future land use of this lot as medium density residential. The proposed plat is consistent with the goals of the plan.

ISSUE:

To approve an ordinance approving the Minor Plat of Oakmont Villas – 2nd Plat.

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 March 14, 2022 meeting. The Commission recommended approval of the plat as presented. Staff recommends approval of the ordinance.

Sincerely,



Barbara Carroll
Director of Community Development

Attachments: 1. Ordinance
2. Minor Plat of Oakmont Villas – 2nd Plat

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING AND ACCEPTING THE MINOR PLAT OF OAKMONT VILLAS – 2nd PLAT A SUBDIVISION IN THE CITY OF WARRENSBURG, MISSOURI, LOCATED ON OAKMONT DRIVE

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

Section 1. That the Minor Plat of Oakmont Villas – 2nd Plat a Subdivision in the City of Warrensburg, is hereby approved as presented.

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 March, 2022.

Scott Holmberg, Mayor

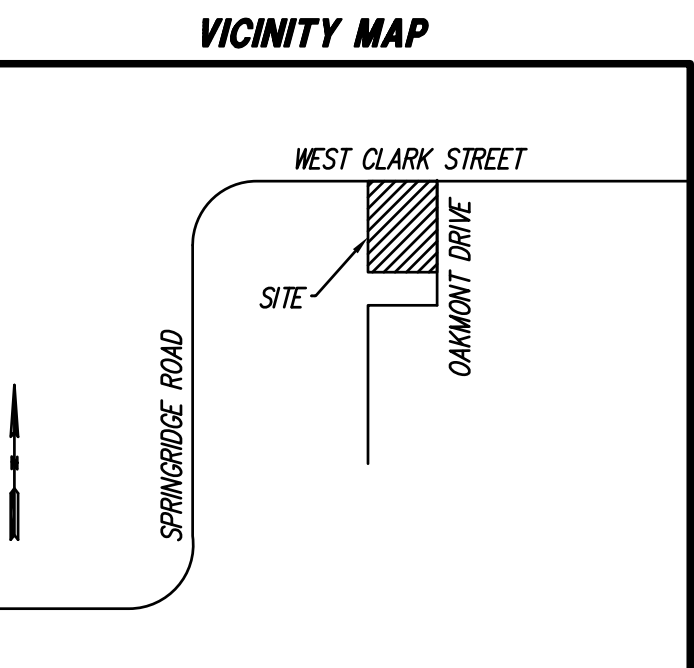
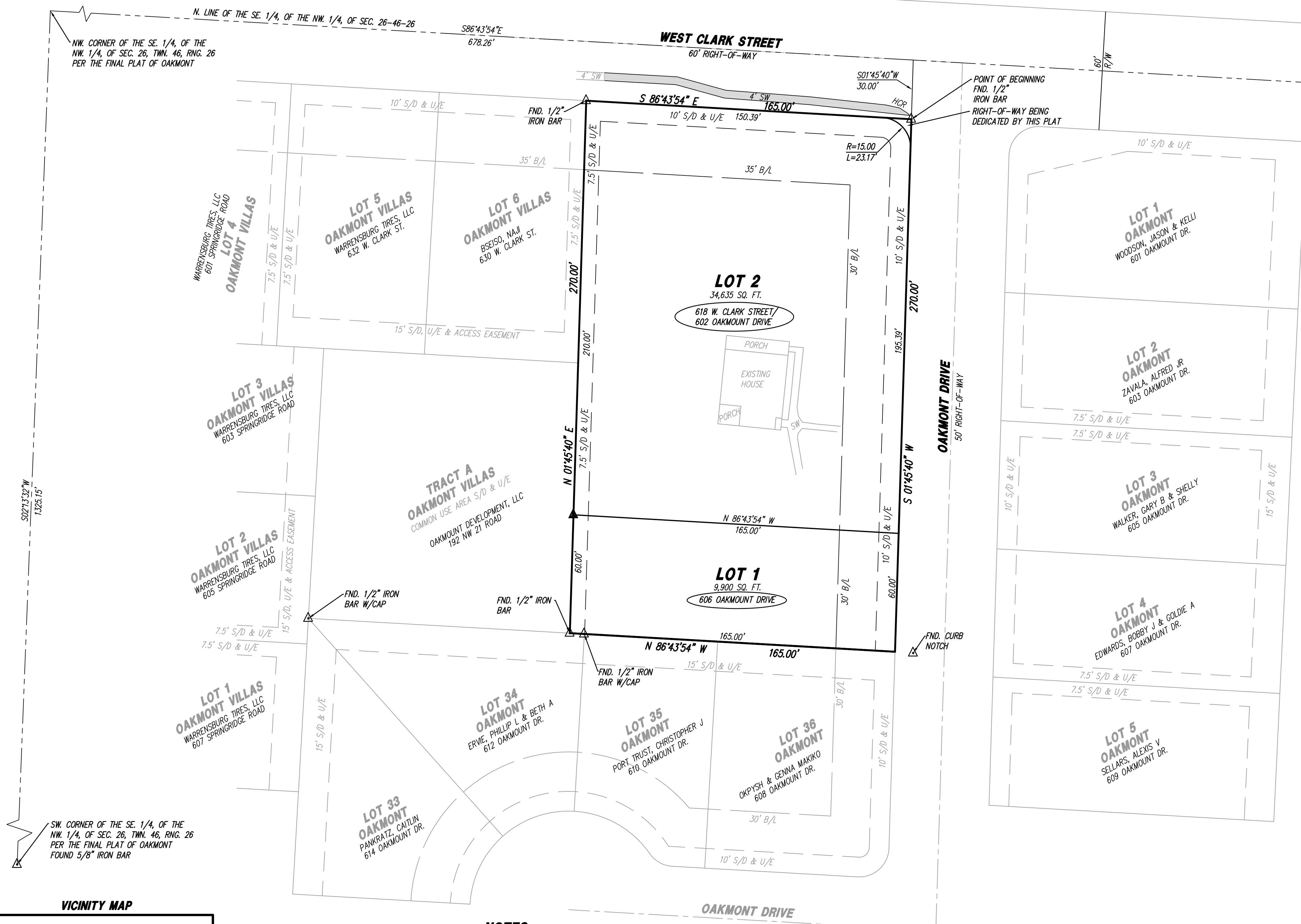
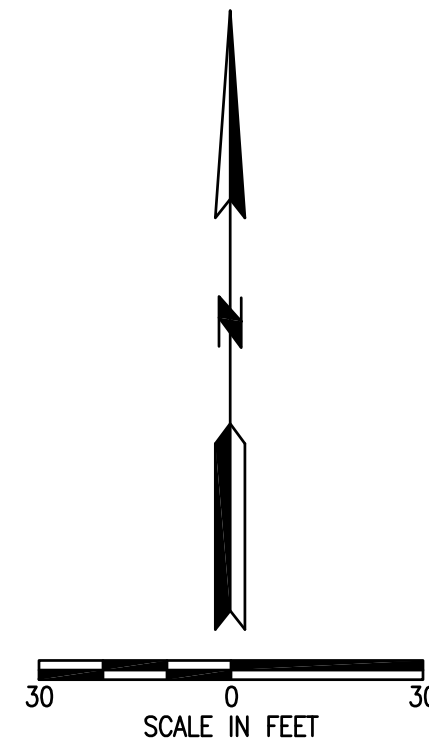
ATTEST:

Carey West, Deputy City Clerk

**MINOR PLAT
OAKMONT VILLAS - 2ND PLAT
LOTS 1 & 2
SECTION 26, TOWNSHIP 46, RANGE 26
WARRENSBURG, JOHNSON COUNTY, MISSOURI**

KEY:

- ② = LOT ADDRESS
- S/D & U/E = STORM DRAINAGE & UTILITY EASEMENT
- B/L = BUILDING LINE
- SW = SIDEWALK
- △ INDICATES MONUMENT FOUND
- ▲ INDICATES SET 1/2" IRON BAR W/CAP



- NOTES:**
1. ▲ Denotes found monumentation as noted.
 2. ▲ Denotes 1/2" Iron Bar with Plastic Cap LS-2006016633 set this plat.
 3. All monumentation to be set within 12 months of the recording of this plat.
 4. This Survey meets or exceeds the accuracy standards of an "Urban Property" survey.
 5. The Record Source of the Parent Tract per First American Title Insurance Company, File No. 2014396, dated Sept. 15, 2020.
 6. According to the FIRM Map 290194 0220E, dated July 4, 2011, this site falls in Zone X, areas determined to be outside the 0.2% annual chance floodplain.
 7. Bearing shown are based on Missouri State Plane Grid.
 8. No driveways or access are allowed onto W. Clark Street.
 9. Current Zoning - R1 - Single-Family Residence District

OWNER:
Warrensburg Tire, LLC.
192 NW 21 Road
Warrensburg, MO. 64093
(816) 365-5649
CONTACT - Daniel Spies

LADWIG & ASSOCIATES, LLC.
LAND SURVEYORS
33604 E. 235th Street
Pleasant Hill, Missouri 64080
816-309-6621

Missouri Certificate of Authority
Land Surveying - LS-2012028511

PROPERTY DESCRIPTION:
All that part of the Southeast Quarter of the Northwest Quarter of Section 26, Township 46, Range 26 in the City of Warrensburg, Johnson County, Missouri described as follows:
Beginning at the Northwest corner of said quarter quarter section; thence South 86 degrees 43 minutes 54 seconds East, along the North line of said quarter quarter section, a distance of 678.26 feet; thence South 01 degrees 45 minutes 40 seconds West, a distance of 30.00 feet, to a point on the South Right-of-Way line of West Clark Street, as now established and also being on the West Right-of-Way line of Oakmont Drive, as now established, said point also being the Point of Beginning; thence South 01 degrees 45 minutes 40 seconds West, along the West Right-of-Way line of said Oakmont Drive, a distance of 270.00 feet, to the Northeast corner of Lot 36, Oakmont, a subdivision of record in said city; thence North 86 degrees 43 minutes 54 seconds West, along the North line of Lots 34, 35 and 36, in said Oakmont, a distance of 165.00 feet, to the Southeast corner of Tract A, Oakmont Villas, a subdivision of record in said city; thence North 01 degrees 45 minutes 40 seconds East, along the East line of Tract A and Lot 6 in said Oakmont Villas, a distance of 270.00 feet, to the Northeast corner of said Lot 6, said point also being on the South Right-of-Way of said West Clark Street; thence South 86 degrees 43 minutes 54 seconds East, along said South Right-of-Way line, a distance of 165.00 feet, to the Point of Beginning. Containing 44,535.20 sqft.

DEDICATION:
The undersigned proprietors of the real estate described herein have caused the same to be subdivided in the manner shown on this plat, which subdivision and plat shall hereafter be known as "OAKMONT VILLAS - 2ND PLAT". It shall be sufficient description of each lot platted hereon to be designated by the lot number of alpha character which appears on said lot followed by the words "OAKMONT VILLAS - 2ND PLAT".

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 & UTILITY EASEMENT" (S.D. & U.E.) as shown on the plat.
Roads and streets shown on this plat and not heretofore dedicated to public use as thoroughfares 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.
Developer: Warrensburg Tires, LLC.
192 NW 21 Road
Warrensburg, MO. 64093
Contact-Daniel Spies

OWNERS 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 herunto set their hands this ____ day of _____, 2022.

Daniel Spies - Member
Warrensburg Tire, LLC.

State of Missouri)
County of Johnson) SS

On this ____ day of _____, 2022, before me _____, a Notary Public in and for said state, personally appeared Daniel Spies of Warrensburg Tire, LLC., 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 executed the same for the purposes therein stated.

In witness whereof, I have hereunto set my hand and affixed my Notarial Seal at my office the day and year last above written.

Notary Public in and for Johnson
County, Missouri

ASSESSOR/MORTGAGE HOLDER STATEMENT:
I hereby certify that all taxes on the property described herein have been paid as of _____, 20____.

County Collector _____ Date _____

Mortgage Holders _____ Date _____

CITY COUNCIL CERTIFICATION:
This is to certify that the within plat of "OAKMONT VILLAS - 2ND PLAT" was submitted to and duly approved by the Planning and Zoning Commission and the City Council of Warrensburg, Missouri, on _____ day of _____, 20____ by Ordinance No. _____

By _____ Date _____
Mayor

ATTEST

By _____ Date _____
City Clerk

I hereby certify that the within plat of OAKMONT VILLAS - 2ND PLAT 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. I 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.



Branton E. Ladwig, MO LS-2006016633
FEB. 9, 2022
IF THIS IS NOT A BLUE INK SEAL AND THE SIGNATURE IN BLUE INK THIS PLAN IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES.