

**City of Sedalia
Planning & Zoning Meeting
Wednesday, August 7, 2013
Council Chambers Municipal Building
5:30 p.m.**

Agenda

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Meeting Minutes**
- 4. Old Business**
- 5. New Business**
 - Katy Trail West 5th Plat – Preliminary and Final Plat
- 6. Miscellaneous Items**
- 7. Adjourn**

KATY TRAIL WEST 5TH PLAT

AN ADDITION TO THE CITY OF SEDALIA, PETTIS COUNTY, MISSOURI

DESCRIPTION

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 7 IN TOWNSHIP 45 NORTH OF RANGE 21 WEST OF THE FIFTH PRINCIPAL MERIDIAN, PETTIS COUNTY, MISSOURI AND THE SOUTH LINE OF KATY TRAIL, THENCE NORTH 75°04'02" EAST, ALONG SAID SOUTH LINE 106.48 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING NORTH 75°04'02" EAST, ALONG SAID SOUTH LINE 698.39 FEET TO THE NORTHWEST CORNER OF LOT 23 IN KATY TRAIL WEST 4TH PLAT, THENCE LEAVING SAID SOUTH LINE, SOUTH 16°15'43" EAST, ALONG THE WEST LINE OF SAID LOT 23, 110.0 FEET TO THE NORTH-OF-WAY LINE OF KATY CIRCLE, THENCE SOUTH 70°04'02" WEST, ALONG SAID RIGHT-OF-WAY LINE, 27.78 FEET, THENCE SOUTH 14°45'58" EAST, 50.0 FEET TO THE SOUTH LINE OF SAID KATY CIRCLE AND A POINT ON THE NORTH LINE OF LOT 18 IN SAID KATY TRAIL WEST 4TH PLAT, THENCE SOUTH 70°04'02" WEST, ALONG SAID NORTH LINE, 110.50 FEET, THENCE NORTHWEST CORNER OF SAID LOT, THENCE SOUTH 14°53'58" EAST, ALONG THE WEST LINE OF SAID LOT, 48.53 FEET, THENCE NORTHWEST CORNER OF LOT 18 IN SAID KATY TRAIL WEST 4TH PLAT, THENCE SOUTH 18°49'34" WEST, ALONG THE WESTERLY LINE OF SAID LOT 18 AND ALONG THE WESTERLY LINE OF LOTS 17, 15, AND 14, 347.17 FEET, THENCE CONTINUING ALONG THE WESTERLY LINE OF SAID LOT 14 AND ALONG THE WESTERLY LINE OF LOT 13 IN SAID KATY TRAIL WEST 4TH PLAT, SOUTH 34°34'50" WEST, 96.47 FEET TO THE SOUTHWEST CORNER OF SAID LOT 13, THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 13, THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 160.0 FEET AN ARC DISTANCE OF 35.41 FEET, THENCE CONTINUING ALONG SAID SOUTHERLY LINE, SOUTH 55°25'10" EAST, 48.10 FEET (MEASURES 49.05 FEET), THENCE SOUTH 34°34'50" WEST, AND ALONG THE WESTERLY LINE OF LOT 12 IN SAID KATY TRAIL WEST 4TH PLAT, 120.0 FEET (MEASURES 127.40 FEET) TO THE SOUTHWEST CORNER OF SAID LOT, THENCE NORTH 42°31'13" WEST, 190.45 FEET, THENCE NORTH 24°34'43" WEST, 154.58 FEET, THENCE NORTH 13°35'57" WEST, 418.50 FEET TO THE POINT OF BEGINNING.

NOTES

BASED ON GRAPHIC DETERMINATION ONLY THE PROPERTY SURVEYED HEREIN DOES NOT LIE WITHIN A FEMA FLOOD HAZARD AREA.
URBAN PROPERTY
ZONING R-1, RESIDENTIAL
GROSS ACREAGE = 5.90 ACRES
AVERAGE LOT SIZE BY ACRE 0.29

APPROVED BY THE PLANNING AND ZONING COMMISSION
DATE: _____

CHAIRMAN _____

APPROVED BY THE CITY COUNCIL
DATE: _____

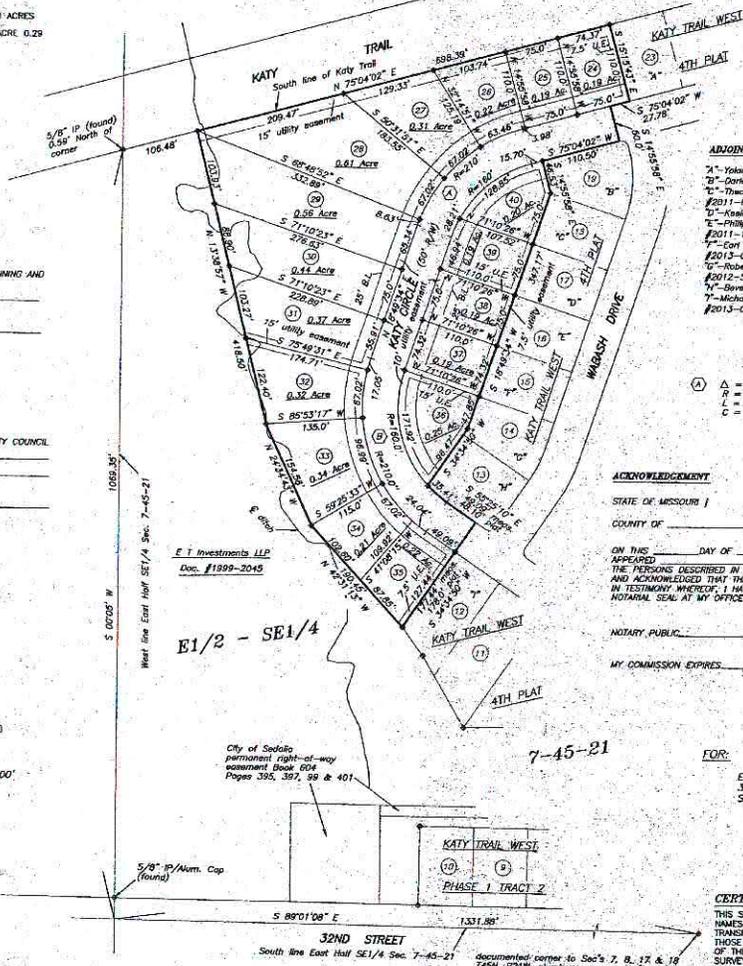
ORDINANCE NO. _____

CITY CLERK _____



SCALE - 1" = 100'

LEGEND
◆ - IRON PIN



ADJOINING OWNERS

- 1- Yvonne L. Gibson 709 Katy Circle Dr. #2012-2079
- 2- Darlene R. Brubaker 181 2800 Washburn Dr. #2012-2491
- 3- Theodore Donick & Bonita M. Brundis 2602 Washburn Dr. #2011-8708
- 4- Wade Construction Inc. 2702 Washburn Dr. #2011-1127
- 5- Philip Nathaniel & Katy Marie Cason 2704 Washburn Dr. #2011-1078
- 6- Carl W. & Martha K. South 2706 Washburn Dr. #2013-0721
- 7- Robert A. & Lisa O. Kemner 2708 Washburn Dr. #2012-3826
- 8- Beverly K. Dillon 2800 Washburn Dr. #2012-4368
- 9- Michael F. & Barbara J. Ayres 405 Katy Circle Dr. #2013-0915

CENTRAL CURVE DATA

A	Δ = 56°14'28"	B	Δ = 74°14'44"
R	R = 185.0'	R	R = 185.0'
L	L = 181.80'	L	L = 232.23'
C	C = 174.49'	C	C = 223.30'

ACKNOWLEDGEMENT

STATE OF MISSOURI)
COUNTY OF _____)
ON THIS _____ DAY OF _____ 20____, BEFORE ME PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.
NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

FOR:

E.T. INVESTMENTS, L.L.P.
1314 SOUTHWEST BLVD.
SEDALIA, MO.

CERTIFICATION

THIS SURVEY WAS PREPARED FOR THE PARTIES WHOSE NAMES APPEAR ON THIS PLAT AND SHALL NOT BE TRANSFERRED TO ANY OTHER PARTIES OTHER THAN THOSE HAVING A DIRECT INTEREST IN THIS SURVEY AS OF THE DATE AS IT APPEARS ON THIS PLAT. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES DIVISION OF GEOLOGY AND LAND SURVEY.



DEDICATION

PURSUANT TO THE STATUTES OF THE STATE OF MISSOURI, IN REFERENCE TO PLATS AND SUBDIVISIONS, E.T. INVESTMENTS, L.L.P., THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED HEREIN, HAS CAUSED SAID TRACT TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, AND SAID SUBDIVISION SHALL HEREAFTER BE KNOWN AS "KATY TRAIL WEST 5TH PLAT", A SUBDIVISION WITHIN THE CITY OF SEDALIA, PETTIS COUNTY, MISSOURI. THE DIMENSIONS ARE AS SHOWN HEREON, THE OWNER HEREBY DEDICATES TO THE PUBLIC ALL ROADSWAYS AND EASEMENTS AS SHOWN HEREON AND ALL INFRASTRUCTURE IMPROVEMENTS TO BE MADE BY THE OWNER IN THE DEVELOPMENT OF THIS SUBDIVISION SUBJECT TO THE REQUIREMENTS AND ACCEPTANCE BY THE CITY OF SEDALIA FOR OWNERSHIP, OPERATION AND MAINTENANCE.
E.T. INVESTMENTS, L.L.P.

BY: _____ OWNER
BY: _____ OWNER
BY: _____ OWNER

City of Sedalia



MUNICIPAL BUILDING
P.O. BOX 1707
SEDALIA, MISSOURI 65302-1701

TELEPHONE (660) 827-3000
FAX (660) 827-3885

Applicant: ET Investments LLP, 3314 Southwest Blvd., Sedalia, MO 65301

Subject Property Location: Katy Trail Subdivision

Description of Request: Request to approve preliminary and final plat that will create Katy Trail West 5th Plat. The plat will create 17 lots with a gross acreage of 5.9 acres. The property is zoned R-1 Single Family Residential

Staff Review: The preliminary and final plat have been reviewed by the City Engineer with multiple items noted. The Development Review Committee reviewed the plat and recommended approval of the plats contingent on deficient items being corrected and the revised plats be submitted prior to August 7, 2013 meeting.

Staff Recommendation: Staff recommends approval of the preliminary and final plat contingent upon revised plats are submitted prior to August 7, 2013 meeting.

Should you have any questions or concerns regarding this advisory or the request described herein, please do not hesitate to contact me.

Submitted by: Andrew S. Burt, Building Official
(660) 827-3000 ext. 148

A handwritten signature in purple ink, appearing to read "ASB", is written over the printed name and contact information.

July 31, 2013

CITY OF SEDALIA
PLANNING & ZONING COMMISSION
MINUTES JUNE 5, 2013
COUNCIL CHAMBERS, MUNICIPAL BUILDING

PRESENT:

BILL BECK
ELAINE HORN
GEORGE ESSER
JIM NORTON
LAVERA SCHMITT
CONNIE MCLAUGHLIN
WILEY WALTER

ABSENT:

CHRIS PATTON
DAN ALBERT
TERRI MCDERMOTT
GREG NEHRING

STAFF PRESENT:

ANNE GARDNER
JOHN SIMMONS
ANDY BURT

PLANNING AND ZONING MEETING

The Planning and Zoning Meeting was called to order at 5:32p.m. Roll call was taken, a quorum was present.

Approval of Meeting Minutes

Without discussion Wiley Walter made a motion, seconded by Elaine Horn to approve the meeting minutes from the February 6, 2013 meeting. **The motion carried.**

New Business

Menards Plaza Plat 2 Preliminary and Final Plats

Andy Burt read the staff review noting that staff recommends approval contingent upon receiving signed original plats prior to City Council meeting June 17, 2013

Wiley Walter made a motion, seconded by Bill Beck to approve the preliminary plat contingent upon receiving signed original preliminary plat prior to City Council meeting June 17, 2013. Voting was as follows: E. Horn-YES, G. Esser- YES, C. McLaughlin-YES, B. Beck-YES, J. Norton-YES, W. Walter-YES, L. Schmitt-YES.

With the final vote 7-YES and 0-NO, the recommendation to Sedalia City Council will be to approve the preliminary plat contingent upon receiving signed original plat prior to City Council meeting June 17, 2013.

Bill Beck made a motion, seconded by Jim Norton to approve the final plat contingent upon receiving signed original plat prior to City Council meeting June 17, 2013. Voting was as follows: E. Horn-YES, G. Esser- YES, C. McLaughlin-YES, B. Beck-YES, J. Norton-YES, W. Walter-YES, L. Schmitt-YES.

With the final vote 7-YES and 0-NO, the recommendation to Sedalia City Council will be to approve the final plat contingent upon receiving signed original plat prior to City Council meeting June 17, 2013.

Miscellaneous Items

John Simmons presented an update concerning selection of a consultant to complete the Zoning Ordinance Update.

Being no other business the Planning and Zoning meeting adjourned at 5:44 p.m.

Submitted by:

Andrew S. Burt

George Esser, Chairman