

**City of Sedalia
Planning & Zoning Meeting
Wednesday, December 4, 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**
 - Re-zoning 310 S Harrison
- 6. Miscellaneous Items**
- 7. Adjourn**

CITY OF SEDALIA
PLANNING & ZONING COMMISSION
MINUTES SEPTEMBER 4, 2013
COUNCIL CHAMBERS, MUNICIPAL BUILDING

PRESENT:

BILL BECK
ELAINE HORN
GEORGE ESSER
JIM NORTON
GREG NEHRING
CONNIE MCLAUGHLIN
WILEY WALTER
DAN ALBERT
TERRI MCDERMOTT

ABSENT:

CHRIS PATTON
LAVERA SCHMITT

STAFF PRESENT:

ANNE GARDNER
JOHN SIMMONS
ANDY BURT
JILENE STREIT

PLANNING AND ZONING MEETING

The Planning and Zoning Meeting was called to order at 5:30 p.m. Roll call was taken, a quorum was present.

Approval of Meeting Minutes

Without discussion Elaine Horn made a motion, seconded by Wiley Walter to approve the meeting minutes from the August 7, 2013 meeting. **The motion carried.**

New Business

VRE SEDLIA LLC Preliminary and Final Plats

Andy Burt read the staff review noting that the staff recommends approval contingent upon deficient items being corrected and the revised plats being submitted prior to the September 4, 2013 meeting. We have received amendments to those plats and have been reviewed by the City Engineer and they show all deficiencies noted. There are several technical issues with the survey, several items that were not noted correctly on the plat. Those have been submitted back to the VRE SEDALIA LLC for additional corrections. The Staff recommendation is still to approve the preliminary and final plat contingent upon receiving those corrections prior to City Council approval. Andy has not heard back as to when those corrections will be so will leave it open to City Council approval at whichever meeting is appropriate for that issue.

Dan Albert asked what the cross hatched area is on the left side of building? Appears to be Parking Stalls.

Elaine Horn is concerned if this would interfere with the entrance on the East side and make the traffic more congested into Wal-Mart? John Simmons commented there is a strip of parking with concrete curbing and will create a curb that will adjust the flow of traffic.

Elaine is also concerned if two lanes of traffic could get through that area? Yes

Greg Nehring asked if this new plat would jeopardize Wal-Mart's car count? John Simmons commented that this is a purchase from the Wal-Mart properties and he didn't think they would jeopardize any legal issues.

Greg Nehring made the motion to accept, seconded by Wiley Walter to approve the preliminary plat contingent upon VRE SEDALIA's deficiency corrections. E. Horn – YES, W. Walter – YES, B. Beck – YES, D. Albert – YES, C. McLaughlin – YES, T. McDermott – YES, G. Nehring – YES, G. Esser – YES, J. Norton, YES.

Bill Beck made a motion to approve, seconded by Wiley Walter to approve the Final Plat contingent upon the contingencies with the Preliminary Plat. E. Horn – YES, W. Walter – YES, B. Beck – YES, D. Albert – YES, C. McLaughlin – YES, T. McDermott – YES, G. Nehring – YES, G. Esser – YES, J. Norton – YES.

With the final votes 9–YES and 0–NO, the recommendation to the Sedalia City Council will be to approve the preliminary and final plats contingent upon deficiencies being corrected.

Miscellaneous Items

John Simmons reported there was no Comprehensive Plan update at this time. He will get information in this week to get the schedule started.

Being no other business the Planning and Zoning meeting adjourned at 5:45 p.m.

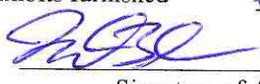
Submitted by:
Jilene Streit
George Esser, Chairman

(meeting recorded)

**APPLICATION FOR AN
AMENDMENT TO THE ZONING DISTRICT MAP**

Sedalia City Planning & Zoning Commission
200 S. Osage Avenue
Sedalia, Missouri 65301

DO NOT WRITE IN THIS SPACE	
Date of Public Hearing	_____
Date Submitted	_____
Date Advertised	_____
Date of Mailing	_____
Checked By	_____
Receipt No.	_____
Commission Action	_____
Council Action	_____

1. Applicant's Name Nathan Beard
2. Applicant's Address 1816 W. 4th Sedalia, MO
3. Telephone Number (Home) 851-0636 (Business) 827-5650
4. Present Zoning R1 Requested Zoning R3
5. Legal Description of property requested to be rezoned, with street address or location:
All of LOTS NUMBERED SIX (6) AND SEVEN (7) IN TODD'S ADDITION TO THE CITY OF SEDALIA, PETTIS COUNTY, MISSOURI.
310 S. HARRISON, SEDALIA MO 65301
6. Area of subject property, square feet and/or acres 10,800 ft²
7. Present Use of subject property Rental Property - Single Family Home
8. Desired use of subject property Build A Duplex
9. What is the present use of the adjoining properties? North Apartment Complex- Multi Family
South Single Family East Single Family West Single Family
10. How can you justify the proposed zoning change? (To answer this question, see Page 1, Item 2) → Attached
11. Time schedule for development 6 months
12. Is property in a flood plain district? If yes, please indicate applicable FEMA Map applicable zone _____ Has base flood elevation been established? _____
If yes, please explain how such elevation was determined. _____
13. Public Utilities available at site: Sewer Yes " at Back Alley to Harrison st.
Water Yes
at Third Street
Natural Gas Yes " at Harrison Street
Electric Yes
at Ally to the South
14. Exhibits furnished #1 Duplex Floor Plan
15.  _____ 1816 W. 4th Sedalia
Signature of Applicant Address of Applicant
16. Relationship of applicant to property: Owner Agent _____
17. Other _____
(Explain)

221-9578
Call

#10 Justification of the Proposed Zoning Change

The area of Third and Harrison Street consists of many buildings and apartment complexes that are older and in need of renewal and repair. The re-zoning of the proposed lots will allow me to invest in a new construction project which will help revitalize this older section of the city. It will present the community with additional tax income and will provide the public with more modern and new duplex apartment options close to down town.

The lots in question are situated directly south of a zoned R-3 multifamily apartment complex. Multiple other duplex apartments exist up and down Third Street. The proposed duplex construction is consistent with the character of the neighborhood and will complement the existing structures.



Exhibit #1

Plan Number 59141 | Order Code 05WEB

FamilyHomePlans.com

U.S. customers call 1-800-482-0464 | Canadian customers call 1-800-361-7526

[Click Here to Mirror Reverse Plan](#)



Plan Number: 59141

Order Code: 05WEB

- 1890 Total Living Area
- 495 Main Level
- 450 Upper Level
- 4 Bedrooms
- 2 Full Bath(s)
- 2 Half Bath(s)
- 33' Wide x 30' Deep

Available Foundation Types:

- Basement
- Crawlspace
- Slab

- 1 Set: \$625.00
 - 4 Sets: \$695.00
 - 8 Sets: \$795.00
 - Reproducible Set: \$875.00
 - PDF File: \$875.00
 - CAD File: \$1,325.00
 - Materials List: \$75.00
 - Right Reading (True) Reverse: \$135.00
- All sets will be Readable Reverse copies. Turn around time is usually 3 to 5 business days.

- Additional Sets: \$50.00

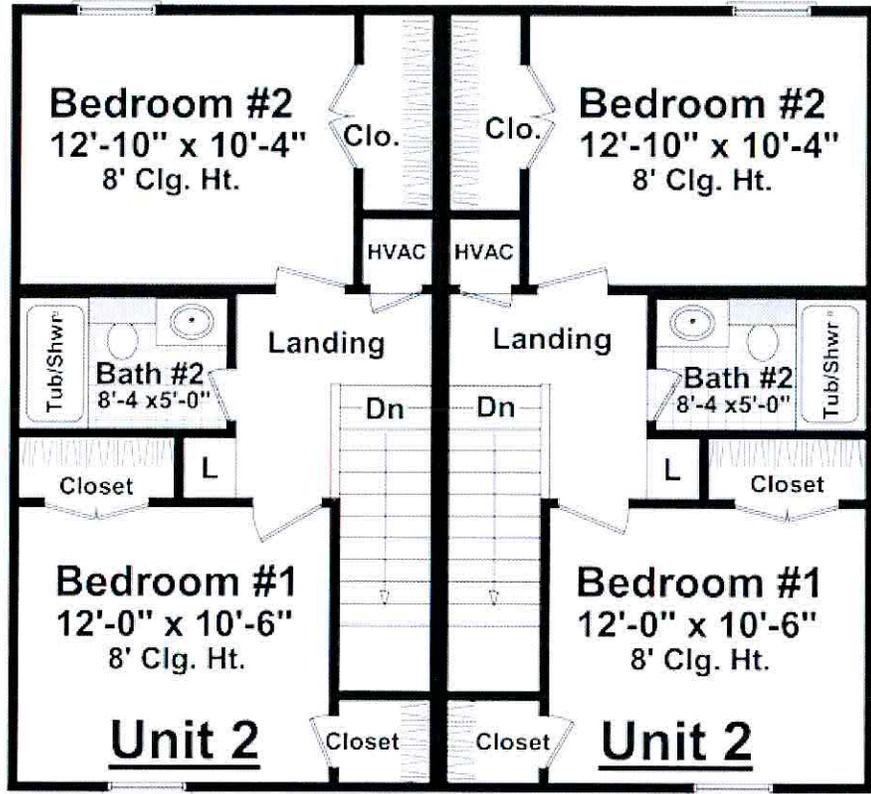


Plan Number 59141 | Order Code 05WEB | Front Elevation

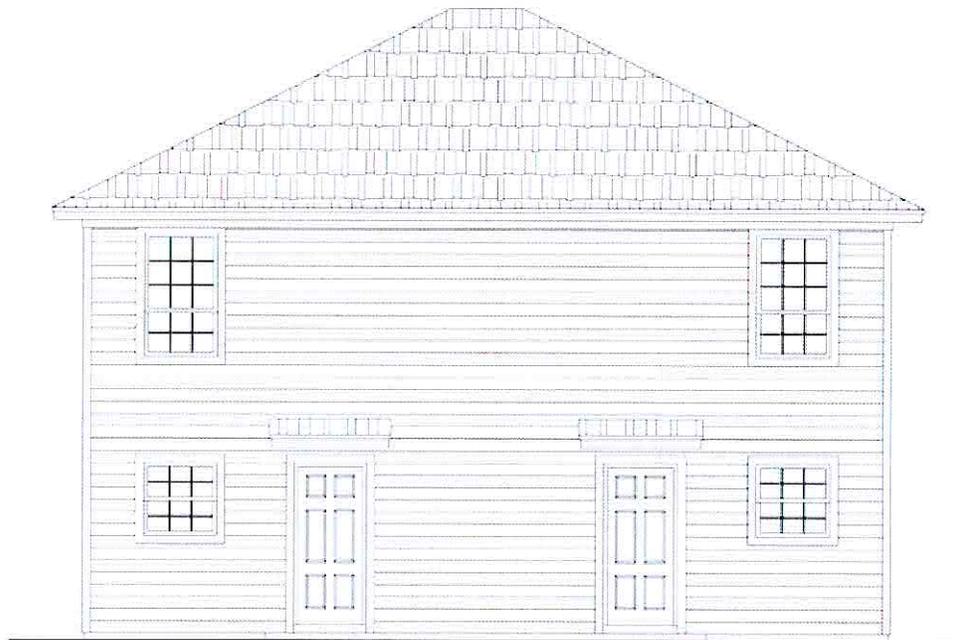
FamilyHomePlans.com

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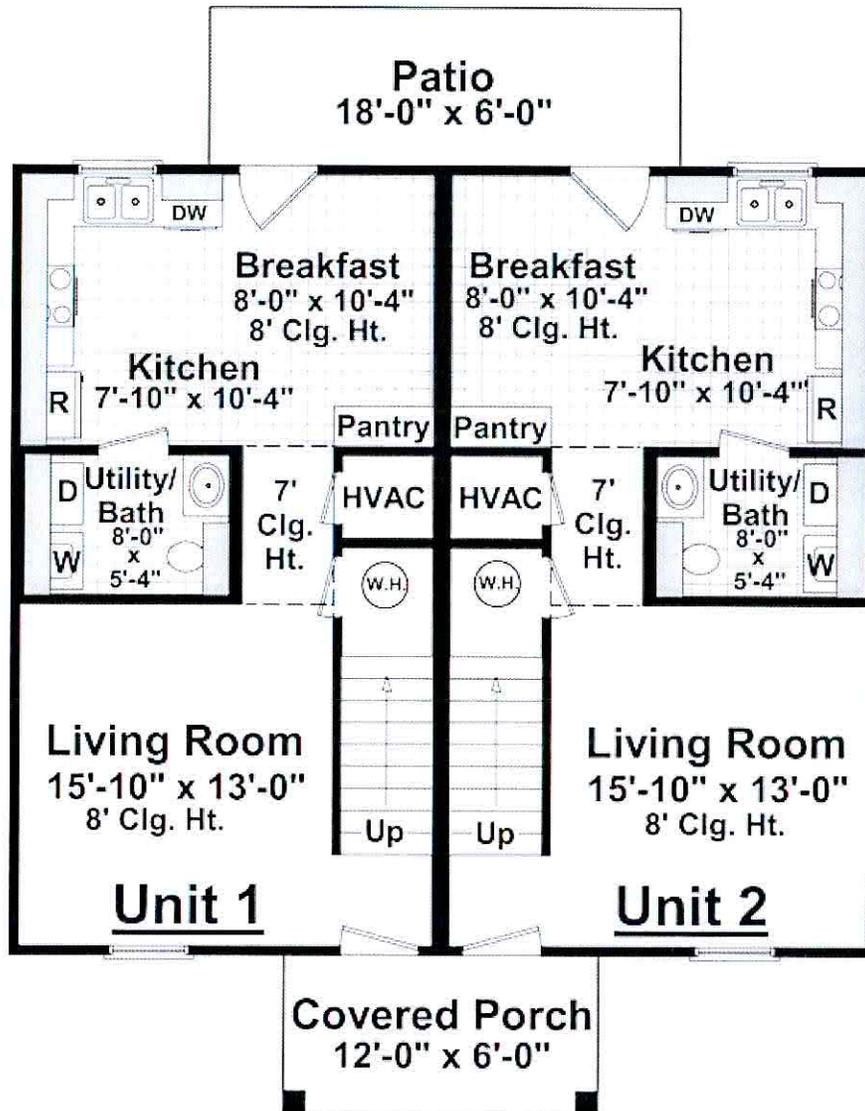
[Click Here to Mirror Reverse](#)



Plan Number 59141 | Order Code 05WEB | Second Floor Plan
FamilyHomePlans.com
U.S. customers call 1-800-482-0464 | Canadian customers call 1-800-361-7526
[Click Here to Mirror Reverse](#)



Plan Number 59141 | Order Code 05WEB | Rear Elevation
FamilyHomePlans.com
U.S. customers call 1-800-482-0464 | Canadian customers call 1-800-361-7526



Plan Number 59141 | Order Code 05WEB | First Floor Plan
FamilyHomePlans.com
U.S. customers call 1-800-482-0464 | Canadian customers call 1-800-361-7526
[Click Here to Mirror Reverse](#)



Applicant: Nathan Beard, 1816 West 4th Street, Sedalia, MO 65301

Subject Property Location: 310 South Harrison Street, Sedalia, MO 65301.

Description of Request: Requesting zoning change from R-1 Single Family Residential to R-3 Apartment House District

Staff Review: The property currently has a 900 square foot single family residence. Mr. Beard proposes to build a 1,890 square foot duplex on the property in addition to the single family residence.

Staff Recommendation: The City of Sedalia Comprehensive Plan of 2008 identifies this area for future urban development pattern. Urban Residential development allows for medium and high density residential patterns such as single family, duplex, townhomes, stacked flats, and apartment buildings with a density of 7-10 units per acre. The intended and planned future use of this structure would be consistent with the comprehensive plan. The Comprehensive Plan of 2008 also designates this area for Re-Establishment. The goal of Re-Establishment is to gain re-investment in and to re-establish the built environment. Re-Establishment typically occurs in the form of Infill Development.

Staff recommends the application for rezoning be approved.

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

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

ASB

November 26, 2013

MEMO

To: Planning & Zoning Commission
From: John Simmons, Community Development Director
Date: November 26, 2013
Subject: "Miscellaneous" Agenda Item
908 Ruth Ann Drive – Home Occupation License Issue

Description of Issue:

The applicant applied for and received this home-occupied business license in March of this year (2013). The applicant wanted to establish a home office to sell vehicles. We acknowledged this with the following conditions:

1. 600 sq. ft. maximum area used for business;
2. Signs allowed per ordinance;
3. Owner is self-employed; and
4. No goods or vehicles to be stored outdoors.

The intent was office-use only, any vehicle for sale was outdoors on the premises. In the meantime, the Missouri Highway Patrol, who inspects and authorizes any car dealer licenses, informed us that the applicant could not do business at this location with restriction #4 above in place. The State of Missouri has requirements in place to protect residential neighborhoods from becoming small auto sales locations. We have since rescinded the City of Sedalia business license.

The applicant is asking that we allow him to store a vehicle behind his wooden fence on gravel in the backyard (which already exists). Staff is not amending this restriction (#4) without checking with the Planning and Zoning Commission to determine if the intent of the ordinance is being adhered to.

In order to accommodate the applicant's request several issues need to be determined:

1. If this use is acceptable, a recommendation to council to amend the ordinance to allow "auto sales" should be made to city council for their approval/disapproval.
2. If this use is unacceptable, a recommendation to council to amend the ordinance to prohibit "auto sales" should be made to city council for their approval/disapproval.

The applicant may or may not be in attendance at the December 4 meeting. If the applicant is in attendance, this issue will be discussed under "Miscellaneous".

Should you have any question or concerns regarding anything outlined in this advisory, please do not hesitate to contact me at 827-3000, ext. 127.