



PLANNING AND ZONING COMMISSION

AGENDA REPORT

February 24, 2020

ITEM 5.I: Final Plat of 311 Broad Street Addition

APPLICANT: James and JoAnn Bourland

LOCATION: 311 Broad St.

ZONING: R4: Medium Density Multifamily Residence District

**BACKGROUND:**

The proposed plat combines three existing lots into one lot. The minor plat covers 21,809 sq. ft. of land and creates one buildable lot and no new streets. Lot 1 is in a R4 District. The property was rezoned from a R2 District to a R4 District on March 13, 2017 for potential redevelopment for multi-family housing. The lot is currently undeveloped land after a vacant single-family structure suffered extensive fire damage on June 11, 2019. A demolition permit was issued on September 22, 2019.

The properties to the north, east and west include single-family residences and are in a R2 District. The properties to the south include the University of Central Missouri laboratory buildings and campus police, and it is in R4 District. The 2017 Comprehensive City Plan Update shows the future land use of this lot as medium density residential.

**RECOMMENDATION:**

Staff recommends approval of the plat with the conditions below. Item number 1 will need to be corrected before the mylar is submitted to the City for recording:

1. Either remove the existing driveway entrances and ACCESS labels shown on the plat along Broad Street or add a new Note that states "Access to Lot 1 will be in accordance with the City's adopted Right of Way Access Management Policy."
2. If new development has multiple living units, units will be identified using alpha numeric dividers-ex 311 Broad St Suite A, B, etc.
3. Depending on type and size of new construction on this lot, other infrastructure improvements may be required such as additional fire hydrant, fire apparatus access, etc. These will be reviewed for approval when new construction plans are submitted.

Attachments: 1. Findings and Recommendation Form  
2. Aerial photo of site  
3. Zoning information for the site  
4. Future Land Use Map from 2017 Comprehensive City Plan Update  
5. Application  
6. A Final Plat of 311 Broad Street Addition

**PLANNING AND ZONING COMMISSION  
FINDINGS AND RECOMMENDATION**

Property owned by: James and JoAnn Bourland

Request to Consider: 311 Broad Street Addition

The Planning and Zoning Commission has considered the final plat at an open public meeting on \_\_\_\_\_ day of \_\_\_\_\_, 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.

\_\_\_\_\_  
\_\_\_\_\_

3. The following special physical conditions affect the property: \_\_\_\_\_

\_\_\_\_\_

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 Final Plat of 311 Broad Street Addition, the Planning and Zoning Commission:

Recommends Approval

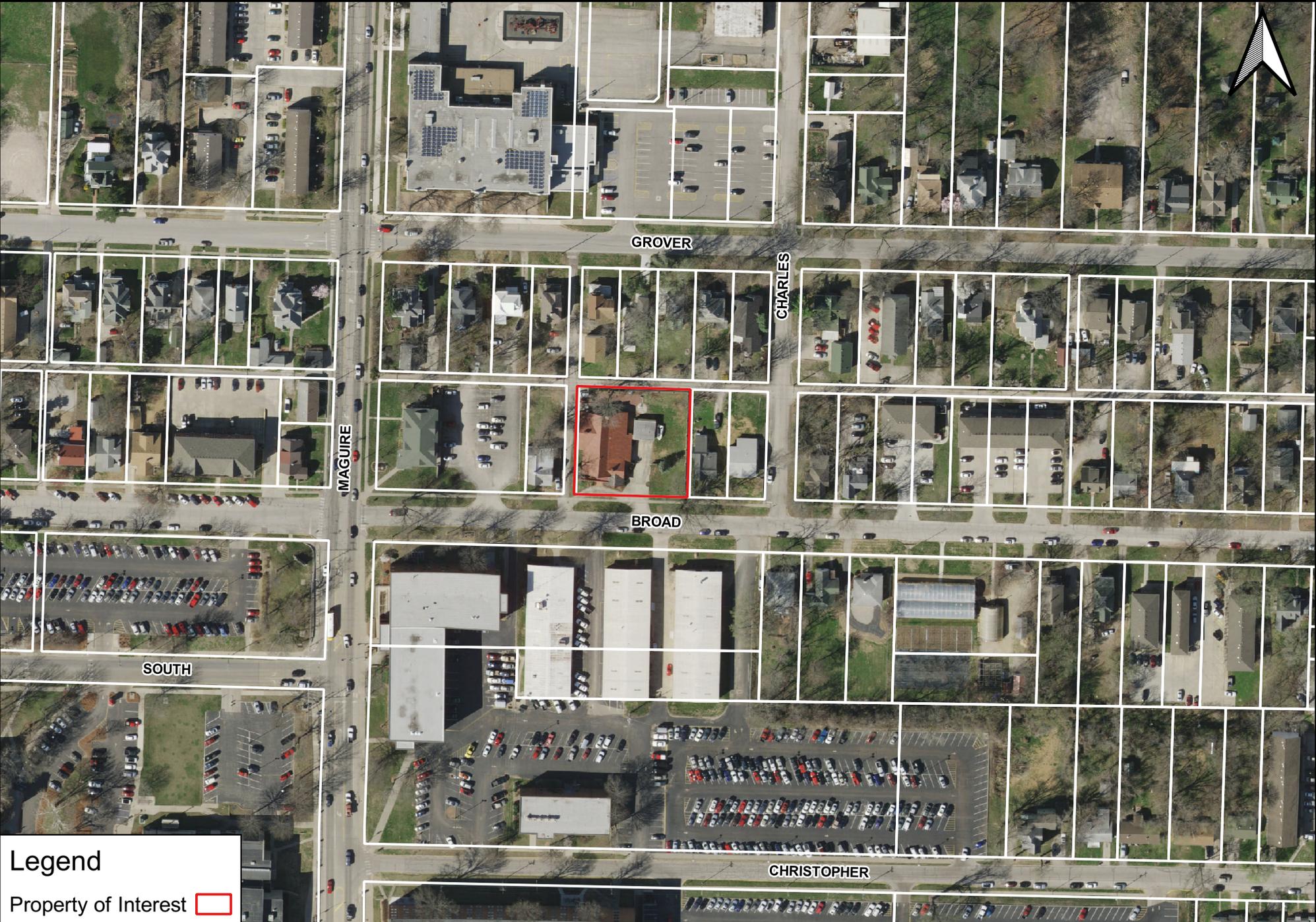
Recommends Approval with Conditions \_\_\_\_\_

Disapproves \_\_\_\_\_

Passed by the Planning & Zoning Commission this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

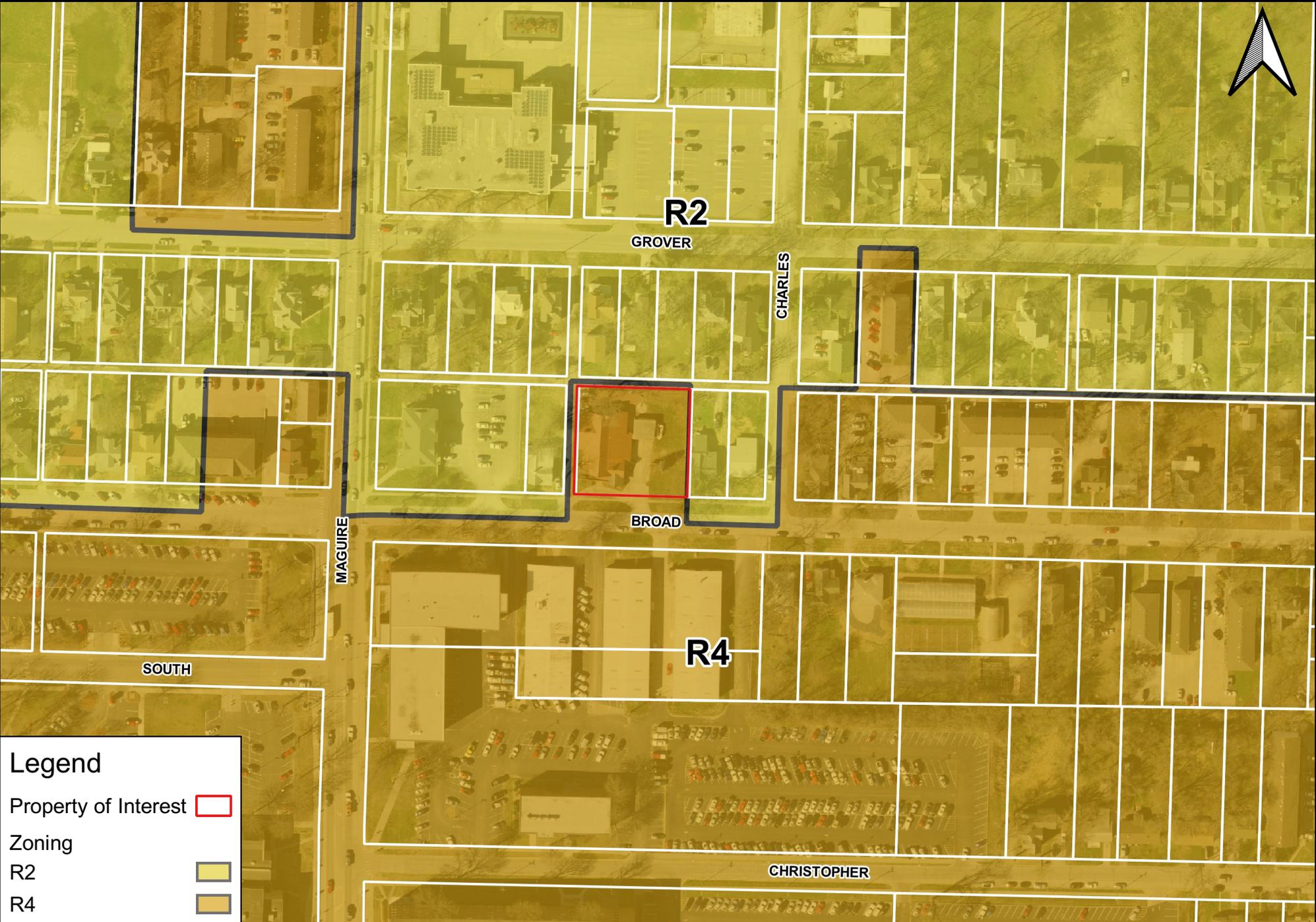
\_\_\_\_\_  
Chair

# 311 Broad Street Addition Aerial Map



**Legend**  
Property of Interest

# 311 Broad Street Addition Current Zoning Designation



**Legend**

Property of Interest 

Zoning

R2 

R4 



### Minor Plat Application

**Plat Name:** 311 Broad St **Date Plat Submitted:** 1/10/2020

**Location:** 311 Broad St. Warrensburg, Mo.

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

|                                           |                                                  |
|-------------------------------------------|--------------------------------------------------|
| <b>Developer:</b> <u>JandJ Rentals</u>    | <b>Engineering Firm:</b> <u>Whitehead Assoc.</u> |
| <b>Address:</b> <u>605 Shadow Hill Dr</u> | <b>Contact Person:</b> <u>Michael</u>            |
| <u>Clinton, Mo 64735</u>                  | <b>Address:</b> <u>Clinton, Mo</u>               |
| <b>Phone #:</b> <u>6604923290</u>         | <b>Phone #:</b> <u>6608858311</u>                |
| <b>Fax #:</b> _____                       | <b>Fax #:</b> _____                              |

**Project Characteristics**  
Zoning: R 4 Floodplain Zone: no  
No. of Lots 3 Total Acres: less than one

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: James L Bourland Signature:   
Address: 605 Shadow Hill Dr  
Clinton, Mo. 64735

Owner's Name: JoAnn Bourland Signature:   
Address: 605 Shadow Hill Dr  
Clinton, Mo 64735

Please submit the following items with the completed application form:

1. 2 paper copies of the plat or 1 PDF copy of the plat
2. Digital file of lot lines to be incorporated into City's GIS system (.dwg, .dxf, .dgn, or .shp)
3. Receipts from each of the utility companies stating they received a copy of the same plat.....
4. Filing fee

**RECEIVED**  
JAN 15 2020  
BY: 

*For Office Use Only: Submit completed application to Planner*

**Filing Fee: \$250**

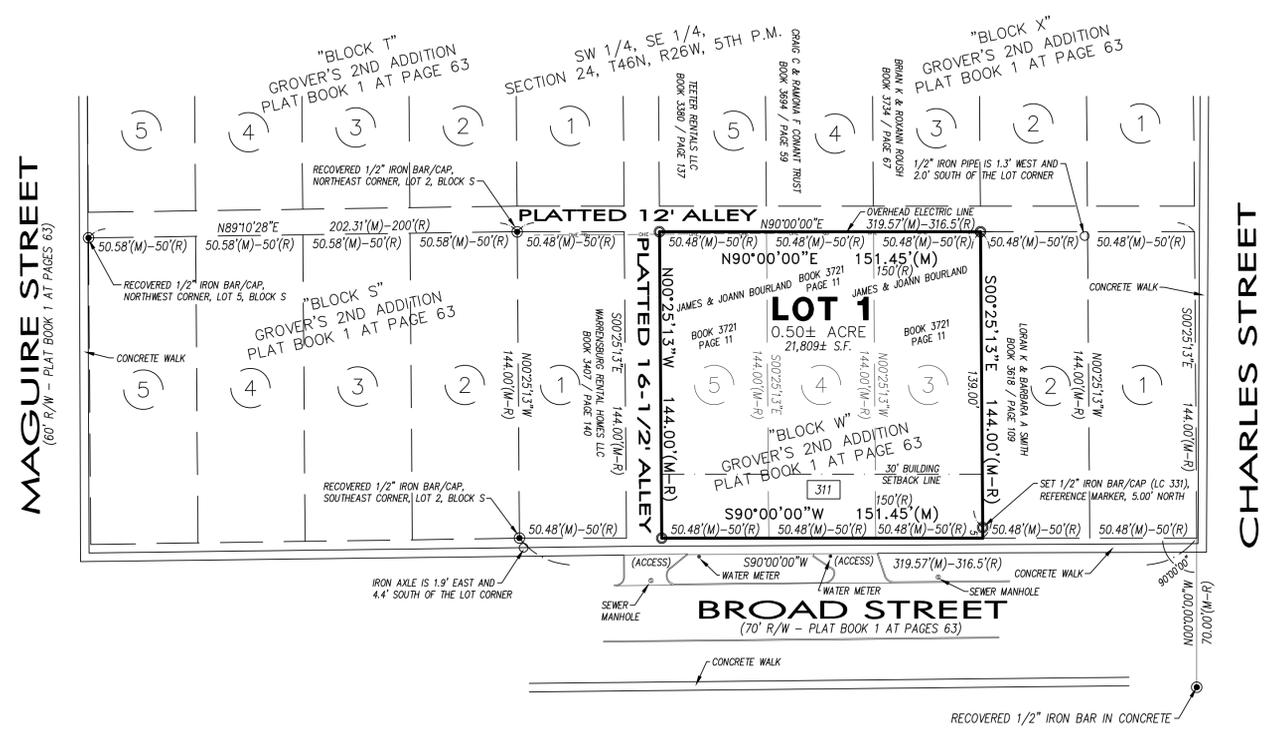
Date Paid: \_\_\_\_\_

# A Final Plat of 311 BROAD STREET ADDITION

BEING A REPLAT OF LOTS 3, 4 AND 5, BLOCK "W", GROVER'S 2ND ADDITION,  
AN ADDITION IN WARRENSBURG, JOHNSON COUNTY, MISSOURI  
RECORDED IN PLAT BOOK 1 AT PAGE 63, LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE  
SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 46 NORTH, RANGE 26 WEST OF THE 5TH P.M.



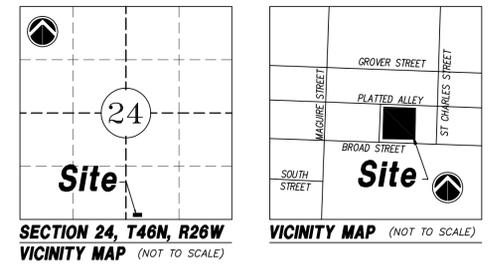
**DEVELOPER:**  
J AND J RENTALS  
% DR. JAMES BOURLAND  
605 SHADOW HILL,  
CLINTON, MISSOURI 64735



MAGUIRE STREET  
(60' R/W - PLAT BOOK 1 AT PAGES 63)

CHARLES STREET

- LEGEND:**
- SURVEY MONUMENT (AS NOTED)
  - SET 1/2" IRON BAR / CAP (LC 331)
  - R/W RIGHT-OF-WAY
  - (M) MEASURED
  - (R) RECORD-PLAT BOOK 1 AT PAGE 63
  - ± CENTERLINE
  - 311 STREET ADDRESS



**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 "311 BROAD STREET ADDITION". IT SHALL BE SUFFICIENT DESCRIPTION OF EACH LOT PLATTED HEREON TO BE DESIGNATED BY THE NUMBER/LETTER WHICH APPEARS ON SAID LOT FOLLOWED BY THE WORDS "311 BROAD STREET ADDITION" AN ADDITION TO THE CITY OF WARRENSBURG, MISSOURI.

AN EASEMENT IS HEREBY GRANTED TO THE CITY OF WARRENSBURG, MISSOURI TO LOCATE, CONSTRUCT AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF CONDUITS, GAS, WATER AND SEWER LINES, POLES, WIRES AND ANCHORS AND ALL OR ANY OF THEM UPON OR UNDER THE SURFACE OF THE LAND DESIGNATED STORM DRAINAGE & UTILITY EASEMENTS (S.D. & U.E.), IF ANY.

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

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 \_\_\_\_\_, 2020.

JAMES BOURLAND \_\_\_\_\_ JOANN BOURLAND \_\_\_\_\_

**ACKNOWLEDGMENT.**  
STATE OF MISSOURI }  
COUNTY OF \_\_\_\_\_ }

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 BEFORE ME PERSONALLY APPEARED \_\_\_\_\_  
JAMES BOURLAND AND JOANN BOURLAND  
HUSBAND AND WIFE, 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 SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

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

MY COMMISSION EXPIRES \_\_\_\_\_ (SEAL)

MORTGAGE HOLDERS \_\_\_\_\_ MORTGAGE HOLDERS \_\_\_\_\_

**APPROVAL.**  
THIS CERTIFIES THAT THE WITHIN PLAT OF "311 BROAD STREET ADDITION" 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, 2019.  
BY: \_\_\_\_\_ DATE \_\_\_\_\_  
COLLECTOR \_\_\_\_\_

**RECORD DESCRIPTION:**  
LOTS 3, 4, AND 5 IN BLOCK "W" OF GROVER'S SECOND ADDITION, AS SHOWN BY THE PLAT FILED IN PLAT BOOK 1 AT PAGE(S) 63, IN THE CITY OF WARRENSBURG, JOHNSON COUNTY, MISSOURI.

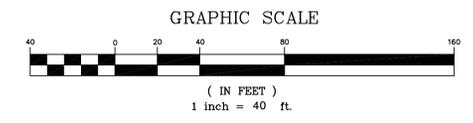
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND COVENANTS OF RECORD, IF ANY.

AS SHOWN IN WARRANTY DEED RECORDED IN JOHNSON COUNTY DEED BOOK BOOK 3721 AT PAGE 11.

CONTAINING 0.50 ACRE OR 21,809 SQUARE FEET OF LAND, MORE OR LESS.

- GENERAL NOTES:**
- BEARINGS BASED ON THE SOUTH LINE OF BLOCK "W" OF THE FINAL PLAT OF GROVER'S 2ND ADDITION, AN ADDITION TO WARRENSBURG, JOHNSON COUNTY, MISSOURI, DATED 01/26/1869, RECORDED IN PLAT BOOK 1 AT PAGE 63 AS S90°00'00"W.
  - RECORD PARCEL DEED DESCRIPTION PROVIDED BY CLIENT; ALSO RECORDED IN JOHNSON COUNTY DEED BOOK 3721 AT PAGE 11.
  - 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 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 29101C0240E, BEARING AN EFFECTIVE DATE OF 07/04/2011.
  - THE SUBJECT SITE IS CURRENTLY ZONED: R4; MEDIUM-DENSITY MULTIFAMILY RESIDENCE DISTRICT.

- SURVEYORS NOTES:**
- 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.
  - DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
  - 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.



**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 "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (20 CSR 2030-16).

STATE OF MISSOURI  
MICHAEL L. TAYLOR  
S-2000161238  
DATE 01/08/20  
MICHAEL L. TAYLOR MO. P.L.S. 2000161238  
(AS ACTING ASST. FOR L.C. 331)

**311 BROAD STREET ADDITION**  
A REPLAT OF LOTS 3, 4 AND 5, BLOCK "W",  
GROVER'S SECOND ADDITION,  
WARRENSBURG, JOHNSON COUNTY, MISSOURI

**Whitehead Consultants, Inc.**  
Engineers, Surveyors  
114 NORTH MAIN STREET P.O. BOX 461  
CLINTON, MISSOURI 64735  
Phone: (660) 885-8311 Fax: (660) 885-8447  
312 WEST MAIN STREET P.O. BOX 790  
WARSAW, MISSOURI 65355  
Phone: (660) 438-9473 Fax: (660) 438-9574

| NO. | DATE       | DESCRIPTION                  | BY  | DATE | DRAWN BY | CHECKED BY | JOB NO. | SCALE  | SHEET NO. |
|-----|------------|------------------------------|-----|------|----------|------------|---------|--------|-----------|
| 1.  | 02/13/2020 | CITY OF WARRENSBURG COMMENTS | JEH |      |          |            |         |        |           |
|     | 01/08/20   |                              | JEH |      | MLT      |            | 19-434  | 1"=40' | 1 OF 1    |