

PLANNING AND ZONING COMMISSION

February 10, 2014

The Planning and Zoning Commission, City of Kearney, Missouri, met in regular session at 6:30 P.M., February 10, 2014, at Kearney City Hall with Kathy Whipple presiding. Other members present were Doyle Riley, Eric Shumate, Darren Hiley and Dan Holt. Marie Steiner, and Kent Porter were absent. Staff members present were David Pavlich, Shirley Zimmerman and Chad Coffelt.

Kathy Whipple opened the meeting with the Pledge of Allegiance.

CONSENT AGENDA

➤ Minutes of the January 13 2013, meeting

A motion was made by Dan Holt and seconded by Eric Shumate to approve the consent agenda as presented. The motion carried unanimously.

PUBLIC HEARING

VILLAS OF MARIMACK-AMENDED R-P-1 PLAN Staff presented an application from Craig Porter proposing an amendment to the approved P-Planned District Plan for the Villas of Marimack, which was approved in 2003-2004.

Staff said that plan included 123 maintenance-provided dwelling units, with 73 of those units located in currently undeveloped phases 2-3. Residents would own the footprint of their house, with yard and driveway areas located in common open space and maintained by the Homeowner's Association.

A plan amendment is proposed for phases 2-3 that includes changing from maintenance-provided to private-owned lots. Differences between the approved plan the proposed amended plan for phases 2-3 include:

1. 21 fewer dwelling units;
2. Private lots versus ownership of building footprints and common area maintenance for yard and driveway areas;
3. Different allowed housing styles;
4. Lazy back curbs rather than vertical curbs

The amended plan proposes 52 single-family residential lots, which is a reduction of 21 dwelling units from the original approved plan. The P District allows for flexibility in design and variations in yards and open spaces. Many of the proposed lots do not meet the standard 75 foot minimum width and 8 lots do not meet the 8250 square feet minimum lot size. The average lot size exceeds the minimum lot size requirement, so the overall density is no greater than a typical single-family development. All lots will be at least 65 feet wide, so even the narrowest lot would allow for houses up to 50 feet wide.

VILLAS OF MARIMACK-AMENDED R-P-1 PLAN-CONT Sidewalks will be installed along each lot at the time of building permit. Sidewalks along any open space tracts will be installed as part of the public improvements. The developer will also provide a \$10,000 10-year letter of credit for 50 percent of construction costs (estimated at \$20,000) of a sidewalk along East Washington from the project West to Prospect Street, per a development agreement with the first phase.

The floor was opened to the public.

Carl Smith, 403 South Marimack, said there is talk about the lot width but not the depth of lots. He said he also wanted to know if there would be changes to the golf course.

Mary Lou Herndon, 409 South Marimack, asked if the infrastructure would all be put in first or would be done as the houses were built. She also wanted to know if there would be a connection to East Washington. Staff said the infrastructure will all be done before the final plat is filed.

Ken Jensen, 401 South Marimack, said he was new to the community and he didn't understand where East Washington was. It was explained to him that East Washington is the street in downtown Kearney.

There being no further comments from the public, the floor was closed.

Joe Hendrix, representing Craig Porter, said there is some land being added to the golf course. He said this will be less density and be similar to other subdivisions in the community.

Doyle Riley asked if that is an access and easement going through Lots 44 and 45. Staff said that is a sewer easement and access to the land behind those lots.

Dan Holt asked if the sewer would be gravity fed for Lots 23, 24 and 25. Ron Cowger, engineer for Craig Porter, said they believe they can push the sewer back down Marimack Drive. He said they will have to place the sewer line deep in that area.

Dan Holt asked about storm water drainage running off to the West on those lots. Ron Cowger said the storm water shouldn't run off to the West.

Dan Holt asked if there was to be a buffer between the multi family and single family. Staff said it would be the responsibility of the multi family for buffering but that wasn't into effect at the time the multi family was done.

Darren Hiley asked if there would be some type of transition from the high back to lazy back curbs. He said he does like lazy back curbs.

Darren Hiley asked if the "eyebrow" area was only for houses on that area. Mr. Cowger said that was true. Regular traffic would stay on the straight stretch of the street.

VILLAS OF MARIMACK-AMENDED R-P-1 PLAN-CONT Darren Hiley asked if the area to the North of this subdivision was owned by the City. Staff said that is correct. Darren Hiley said he wondered if we should have the street wider at the cul de sac if the City intended to develop that area. Staff said there are no plans for that area at this time.

Eric Shumate asked what the width of Lots 24-33 were. Mr. Cowger said those would be 65 feet wide.

Darren Hiley asked if there were any comments from the Fire Department and if the price for the sidewalk was current. Staff said we didn't hear anything from the Fire Department and the price for sidewalks is current.

Eric Shumate asked if the zoning stays the same. Staff said that is correct. It was already "P" zoning to cover the footprint ownership and that the common area would be taken care of by the developer.

A motion was made by Darren Hiley and seconded by Dan Holt to recommend to the Board of Aldermen to approve the application from Craig Porter proposing an amendment to the approved P-Planned District Plan for the Villas of Marimack, which was approved in 2003-2004, contingent upon all Staff comments being met. The motion carried unanimously.

INFORMATION AND DISCUSSION

KATHY WHIPPLE Kathy Whipple said the intersection at 92 Highway and Bennett Boulevard is very dark and the street lights aren't working. Staff said they would notify MoDOT about that.

DARREN HILEY Darren Hiley said he wanted to commend the City on the snow removal during the big snow storm.

ADJOURNMENT There being no further business on the agenda, a motion was made by Darren Hiley and seconded by Dan Holt to adjourn. The motion carried unanimously.

Approved: _____ Attest: _____
Kathy Whipple, Chairperson Darren Hiley, Secretary