

PLANNING AND ZONING COMMISSION

February 11, 2015

The Planning and Zoning Commission, City of Kearney, Missouri, met in special session at 6:30 P.M., February 11, 2015, at Kearney City Hall with Kathy Whipple presiding. Other members present were Doyle Riley, Chuck Davis, Eric Shumate, Darren Hiley and Dan Holt. Kent Porter was absent. Staff members present were David Pavlich and Shirley Zimmerman.

Kathy Whipple opened the meeting with the Pledge of Allegiance.

NEW BUSINESS

CLEAR CREEK RIDGE-AMEND PRELIMINARY PLAT FOR SETBACKS

Staff presented an application from Chris Shipley, Deer Valley, LLC to amend the preliminary plat for Clear Creek Ridge for setbacks along Clear Creek Drive from 30 feet to 25 feet on Lots 1, 7, 9, 22 and 24.

Staff reported that the preliminary plat was approved in December 2004 and included two phases. Construction started in phase one in 2006, but stalled due to the economic downturn. The Clear Creek Ridge (1st Plat) final plat was finally recorded in 2010.

Phase 2 area was acquired by Deer Valley, LLC and the public improvements were constructed in 2014. The final plat for this phase was reviewed and approved by the Planning and Zoning Commission as Clear Creek Valley in December 2014.

The Clear Creek Ridge preliminary plat was approved with a thirty foot setback all along Clear Creek Drive. Clear Creek Drive is a collector street with a sixty foot wide right-of-way and was constructed to thirty six foot wide from back of curb to back of curb.

The subdivision regulations require a thirty foot front yard setback for lots along a collector street. The standard front setback in the R-1 zoning district is twenty five feet.

Lots 1, 7, 9, 22 and 24 on the Clear Creek Valley final plat are all corner lots. Due to their lot dimensions, those lots can only front onto the side streets (East 13th Court or East 13th Terrace) and not onto Clear Creek Drive. The applicant is requesting approval to reduce the setback along Clear Creek Drive for lots 1, 7, 9, 22 and 24 from thirty feet to twenty five feet.

Staff recommends a note be added to the final plat regarding no driveway access onto Clear Creek Drive from lots 1, 7, 9, 22 and 24.

Chuck Davis said he didn't think that the difference of five feet would be noticed.

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Ron Cower presented a copy of the plat showing the changes. He said they made the corner lots larger. He said to build the type of homes they want to build it is impossible to do that without the change in setbacks.

Dan Holt asked if these changes would affect lot 8. Mr. Cower said he didn't think the five foot difference would be visual.

Doyle Riley asked if this would cause a problem with fences. Mr. Cower said they can't have a fence in the front yard.

A motion was made by Darren Hiley and seconded by Dan Holt to an application from Chris Shipley, Deer Valley, LLC to amend the preliminary plat for Clear Creek Ridge for setbacks along Clear Creek Drive from 30 feet to 25 feet on Lots 1, 7, 9, 22 and 24 and attach a note regarding no driveway access onto Clear Creek Drive from lots 1, 7, 9, 22 and 24. The motion carried unanimously.

INFORMATION AND DISCUSSION ITEMS

WATSON DRIVE OPEN HOUSE Staff reported that there would be an open house format meeting from 4:00 to 7:00 PM at City Hall in regard to the extension of Watson Drive to 19th Street and improvements on 19th Street.

Kathy Whipple asked if drawings would be available. Staff said yes. City Staff and Cook, Strobe, Flat engineers would be available to answer questions.

ERIC SHUMATE Eric Shumate said the yellow stripping is gone at Watson Drive and 92 Highway. Staff said they would see about getting that restriped.

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

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