

**February 13, 2017**

The Planning and Zoning Commission, City of Kearney, Missouri, met in regular session at 6:30 P.M., February 13, 2017 at Kearney City Hall with Kathy Barger presiding. Other members present were Jason Hoyt, Chuck Davis and Darren Hiley. Doyle Riley, Dan Holt and Kent Porter were absent. Staff members present were David Pavlich and Shirley Zimmerman.

Kathy Barger opened the meeting with the Pledge of Allegiance.

### **CONSENT AGENDA**

- Minutes of the January 9, 2017 meeting
- Minutes of the January 24, 2017 meeting

A motion was made by Darren Hiley and seconded by Jason Hoyt to approve the Consent Agenda as presented. The motion carried unanimously.

### **NEW BUSINESS**

#### **INNOVATION BUSINESS PARK – DETENTION TRACT B, FINAL PLAT**

Staff presented an application from Kearney Area Development Council for Innovation Third Plat Final Plat, proposing a 1-lot subdivision of Tract B, which is the detention basin tract in Innovation Business Park. Tract B is approximately 5.5 acres in size. Approximately 0.4 acre will be dedicated as right-of-way for extension of Innovation Drive.

The KADC plans to construct the Innovation storm water detention basin on Tract B, which will allow the KADC to proceed with future development of the industrial park. Engineering plans for the detention basin have been approved and a contractor for the work has been selected.

Darren Hiley asked what the red note on page 9 of the application was for. Staff said that was a question about the sewer line going thru there and has been clarified.

A motion was made by Darren Hiley and seconded by Chuck Davis to recommend to the Board of Aldermen to approve the application from Kearney Area Development Council for Innovation Third Plat Final Plat, proposing a 1-lot subdivision of Tract B, which is the detention basin tract in Innovation Business Park, contingent upon meeting all Staff comments. The motion carried unanimously.

#### **DEER VALLEY, 92 HWY & NATION ROAD – REZONE TO C AND R-P-1**

Staff presented an application from Deer Valley, represented by Chris Shipley and Craig Porter, proposing to rezone approximately 62 acres, located at the northwest corner of 92

**DEER VALLEY, 92 HWY & NATION ROAD – REZONE TO C AND R-P-1**

Highway and Nation Road to C-General Commercial District and R-P-1-Residential Low Density Planned District.

An application to voluntarily annex the property into the City was submitted and considered by the Board of Aldermen at their January 3, 2017 meeting. The Board approved an ordinance on the first reading, approving the annexation request. De-annexation of the property from Public Water Supply District #6 must occur in early March.

Commercial zoning (approximately 17 acres) is proposed along 92 Highway and along a portion of the property fronting Nation Road, serving as a buffer between 92 Highway and the residential zoning. The Oakwood Estates subdivision, west of the subject property, also includes commercial zoning along the 92 Highway frontage.

Low-Density Residential Planned District zoning (approximately 41 acres) is proposed on the remaining acreage. The property includes a large drainage-way along the west and southwest portions of the property. The proposed R-P-1 zoning will allow the developer to cluster lots together and retain open space. The development plan includes lots less than 75 feet wide, but overall residential density must comply with zoning requirements. Changes to a “P” Planned District plan require public notice and board approval.

The floor was opened to the public.

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

A motion was made by Chuck Davis and seconded by Darren Hiley to recommend to the Board of Aldermen to approve an application from Deer Valley, represented by Chris Shipley and Craig Porter, proposing to rezone approximately 62 acres, located at the northwest corner of 92 Highway and Nation Road to C-General Commercial District and R-P-1-Residential Low Density Planned District, contingent upon meeting all Staff comments. The motion carried unanimously.

**COTTONWOOD CREEK – PRELIMINARY PLAT** Staff presented an application from Deer Valley, represented by Chris Shipley and Craig Porter for Cottonwood Creek preliminary plat, which proposes to subdivide approximately 41 acres into 100 single-family residential lots. The proposed subdivision also includes a large private open space tract with a wooded drainage way and a proposed storm water detention basin. The subdivision will be developed in 3 to 4 phases.

The proposed zoning of the residential area is Low-Density Residential Planned District. Planned Districts allow for flexibility related to the location of roads, buildings, yards and open spaces. The plan proposes to cluster lots toward the East, which allows for 10 acres kept as private open space. Approximately 40 -45 lots will be less than 75 feet in width, with most of those lots being on the interior of the subdivision. Overall density, however,

**COTTONWOOD CREEK – PRELIMINARY PLAT** is comparable to residential development in the area and meets maximum density requirements of five dwelling units per acre.

The project proposes two subdivision entrances located along Nation Road. Northbound left turn lanes on Nation Road will be constructed at each subdivision entrance. The northern entrance/turn lane will be constructed as part of Phase 1. The southern entrance/turn lane will be constructed as part of Phase 3. The Phase 3 entrance will also serve as the Nation Road entrance for future commercial development.

The West Creek sewer line will be extended from 19<sup>th</sup> Street north along Nation Road and provide gravity sewer in the future. The park fee will be collected with the building permits.

Darren Hiley asked if the sewer is not extended can Oakwood Estates lift station handle this development.

Ron Cowger, AGC Engineers, said he met with Jay Bettis, Director Utilities/Streets and they believe it can handle the subdivision. In the event it didn't then they would put in a larger pump. The commercial development will be done later and if the sewer isn't extended they will have to address the issue.

Darren Hiley asked if we would be setting a precedence if we approve allowing lots that are less than 75 feet wide. Staff said we done this in Villas of Marimack and in River Meadows.

Darren Hiley asked what the line was on lots in cul de sac at the southwest corner of the development. Ron Cowger said they marked that because those lots don't meet the depth to width ratio. He said if it can be left alone that would be great. Otherwise he said they would make the area conservation land.

Kathy Barger asked what type of housing would be built in the subdivision. Chris Shipley said they would be similar to what is being built in area. He said some will be 3 car garages.

Kathy Barger said the streets all end in cul de sacs so they won't be connecting to other areas. Mr. Cowger said that is correct.

A motion was made by Darren Hiley and seconded by Jason Hoyt to recommend to the Board of Aldermen to approve an application from Deer Valley, represented by Chris Shipley and Craig Porter for Cottonwood Creek preliminary plat, which proposes to subdivide approximately 41 acres into 100 single-family residential lots contingent upon the annexation being approved and meeting all Staff comments. The motion carried unanimously.

### **INFORMATION & DISCUSSION ITEMS**

**DARREN HILEY- LA FUENTE** Darren Hiley said we will be discussing the trash corrals at La Fuente at the March meeting. He said it is visible from the Interstate and from Watson Drive as you enter the property.

Kathy Barger said the parking lot seems to be a problem. Staff said they are considering putting a road around the back of the building. It would be a one way road.

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

Approved: \_\_\_\_\_ Attest: \_\_\_\_\_  
Kathy Barger, Chairperson Darren Hiley, Secretary