BILL 2013-43

****** Third Reading ******

AGENDA ITEM

TO: Mayor and City Council

FROM: Clyde Han, Building Inspector

DATE: Wednesday, October 09, 2013

RE: Subdivision Plat – Casas De Emily

Rick Spencer / Spencer Investments LLC, has submitted a platted subdivision for 11 lots on 4.65 acres. The subdivision would be located between Third and Fourth Streets, West and Oak Streets.

Planning and Zoning has reviewed the project from April through October 2013. The project has been through several revisions, hours of review and discussion during public meetings over the last seven months.

Topics discussed have been (September 9, 2013 P&Z Minutes attached):

1. Water / sewer demands, low water pressure and higher sewage usage.
    a. Water / Sewer Director, John Carroll has reviewed the project and said the 8 inch looped main with water pressure of 39-43 psi and flows of 1027 GPM are better than other developments that have no issues on smaller 6 inch dead end mains that serve more homes. Sewer service and volume is also no issue for the increased load.
2. Too many lots / dwellings for the neighborhood.
    a. Lot sizes required for "Single Family" homes are required to be 6,000 square feet, and lots for Duplexes are required to be 7,500 square feet. The smallest lots plated are lots 9 and 10 at 15,682 square feet. Both lots are more than twice the required sizes.
3. Street width and increased traffic.
    a. Public Works Director Bontrager says that with curb and gutters on the north side of Third Street and the south side of Fourth Street the streets will be wider. The City will also use this opportunity to relieve flooding issues in the area by installing a storm water drop box and tubes on Fourth Street redirecting the City runoff under Oak instead of north under Fourth. This will eliminate the type of washout issues the City had on Griffin Rd. Finally, after the developer installs curb and gutter and the City has upgraded the storm water system, the City will overlay the streets just as we did for the Rail Road Heights and Weston Estates subdivisions that made "Half Street Improvements".
4. Ownership of property.

a. Spencer Investments is in the process of purchasing the property and must be the "Owner of Record" prior to the "Third and Final" of the Ordinance accepting the subdivision or the Ordinance for the Final Plat will be pulled from the Council Agenda.

The submitted plat meets all the City Code requirements for a subdivision including storm water, curb, gutter, sidewalks, set-backs, lot sizes and required utility easements.

The proposed subdivision is in an R-2; "One and Two Family Home" zoning district, and conforms to the R-2 zoning.

Planning and Zoning made a motion to recommend approval for the "Casas De Emily" subdivision and voted as follows: ayes = 3, nays = 0, abstention = 1, absent -3. Motion failed.

City staff recommends approval of the subdivision.

Bill 2013-43

AN ORDINANCE APPROVING THE FINAL PLAT FOR CASAS DE EMILY, A SUBDIVISION IN THE CITY OF CAMERON, CLINTON COUNTY, MISSOURI, AND THE FILING OF THE PLAT THEREOF

WHEREAS, a request for approval of the final plat of Casas De Emily Subdivision has been submitted to the Cameron Planning and Zoning Commission; and

WHEREAS, the developer will install sidewalks, curb, gutter and half street improvements as required by City Ordinances to the City of Cameron specifications; and

WHEREAS, a quorum of the Cameron Planning and Zoning Commission met and considered the same and a majority of three (3) voted yes to recommend approval of the plat Casas De Emily Subdivision zoned R-2, One and Two Family dwellings by the City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CAMERON, CLINTON AND DeKALB COUNTIES, MISSOURI, AS FOLLOWS:

Section 1. The Mayor is hereby authorized to sign the final plat of Casas De Emily Subdivision, approving said document on behalf of the City.

Section 2. The City Clerk is hereby directed to attest to the Mayor's signature.

Section 3. This ordinance shall be in full force and effect from and after the date of its passage and approval.

Passed and approved on first reading this 23rd day of October 2013.
Passed and approved on second reading this 4th day of November 2013.
Passed and approved on third and final reading this 18th day of November 2013.

_____
Mayor Dennis M. Clark

ATTEST:

_____
City Clerk/Finance Clerk

Third Reading