



## PLANNING COMMISSION MEETING STAFF REPORT

**DATE OF MEETING:** April 20, 2016

**NAME OF PROJECT:** Midway Ranches Subdivision

**NAME OF APPLICANT:** Jeanette Higginson Trust

**AGENDA ITEM:** Preliminary/Final Approval

**LOCATION OF ITEM:** 1200 South Center Street

**ZONING DESIGNATION:** RA-1-43

### **ITEM: 5**

Paul Berg, agent for Jeanette Higginson Trust, is proposing a small-scale three lot subdivision to be called Midway Ranches Subdivision. The proposal is 68.78 acres in size. The property is located at 1200 South Center Street and is in the RA-1-43 zone.

### **BACKGROUND:**

This request is for preliminary/final approval of a small-scale subdivision on 68.78-acres and will contain three lots. The three lots proposed in the subdivision will obtain frontage along Center Street. The property is located in an RA-1-43 zoning district and the lots do comply with the minimum requirements of frontage, width and acreage for a lot in this zone. The property has one dwelling on the property that will remain for the time being. There is also a large accessory structure that was approved as an agricultural greenhouse. The proposed plan has a setback of 57' from the lot line to the structure which does not comply with the requirement of a setback of 100' for that particular use. Therefore, unless the lot line is adjusted to a 100' setback from the building, the structure cannot be used as an agriculture greenhouse, though it does have the possibility of being used as a personal greenhouse.

Currently the property is being use for agriculture and, because of the size of the lots, it can continue to be used for agricultural purposes. There is a FEMA floodplain that covers part of the property where Snake Creek crosses from the north side of the property to the east side. All future structures will need to comply with Section 16.14.8 that requires a 50' setback from the floodplain and all floors in structures must be at least elevated 18" above the base flood elevation shown on the FEMA flood insurance rate maps.

There is an 8' paved public trail planned along Center Street that will be built by the developer. There is also a trail planned on Snake Creek that will be built in the future along the Snake Creek. The developer will grant the public trail easement and possibly contribute the cost of building the trail to the trails fund for future trail development.

The Church of Jesus Crist of Latter Days Saints (LDS) has a church in the north east section of the property. It is proposed that a new parking area is constructed south of the church that will have two access points from a road that will be built by the LDS. The current access to the church will be removed creating a much safer access to the church. Also the new road will become the access for lots 1 and 2 in the proposed subdivision. An easement will be recorded across lot 1 to lot 2 for access. Lot 3 and lot 2 will also have a direct shared driveway access from Center Street that may include a future road. The existing driveway access to the property will be removed.

#### **LAND USE SUMMARY:**

- 68.78-acre parcel
- RA-1-43 zoning
- Proposal contains three lots
- Frontage along Center Street
- The lots will connect to the Midway Sanitation District sewer, Midway City's culinary water line, and Midway Irrigation Company's secondary water line

#### **ANALYSIS:**

*Access* – Access for lot1 will be from the proposed public road. Access for lot 2 will also be from the proposed public road via an access easement across lot 2. Lot three will have driveway access directly from Center Street. The driveway access also could become a future planned road that may access potential future development on lots 2 and 3, if approved as a plat amendment and subdivision approval by the City Council at a future date.

*Culinary Water Connection* – The lots will connect to the City’s water line located under Center Street.

*Secondary Water Connection* – The property currently has connections to the secondary irrigation system.

*Sewer Connection* – The lot will connect to Midway Sanitations District’s line located under Center Street.

*Center Street Trail* – The developer will dedicate a 20’ public trail easement along Center Street. The developer will also build an 8’ wide paved trail in the easement. The installation of the trail will help with the pedestrian safety along Center Street.

*Snake Creek Trail* – The developer will dedicate a 20’ public trail easement along Snake Creek that would accommodate a 6’ paved trail. Since the trail will not connect to an access point on the north at this time staff is recommending that the developer contribute the cost of building the trail to the trail fund. At a future date the City may build the trail along Snake Creek.

*FEMA Floodplain* – There is a FEMA floodplain that covers part of the property where Snake Creek crosses from the north side of the property to the east side. All future structures will need to comply with Section 16.14.8 that requires a 50’ setback from the floodplain and all floors in structures must be at least elevated 18” above the base flood elevation shown on the FEMA flood insurance rate maps.

*Church Access* – Access to the Church has become a safety issue. Many vehicles are parked along Center Street making visibility limited when leaving the church parking lot. With the access changed to the church parking lot from the proposed road this safety issue should be greatly reduced partially because the new access will be farther from the church and farther from where people will most likely park. Also the increased parking stalls will hopefully reduce the number of vehicles parked along Center Street which creates the visibility issues.

#### **WATER BOARD RECCOMDATION:**

The Water Board has not yet reviewed the project.

#### **POSSIBLE FINDINGS:**

- The proposed lot meets the minimum requirements for the RA-1-43 zoning district
- The proposal does meet the intent of the General Plan for the RA-1-43 zoning district

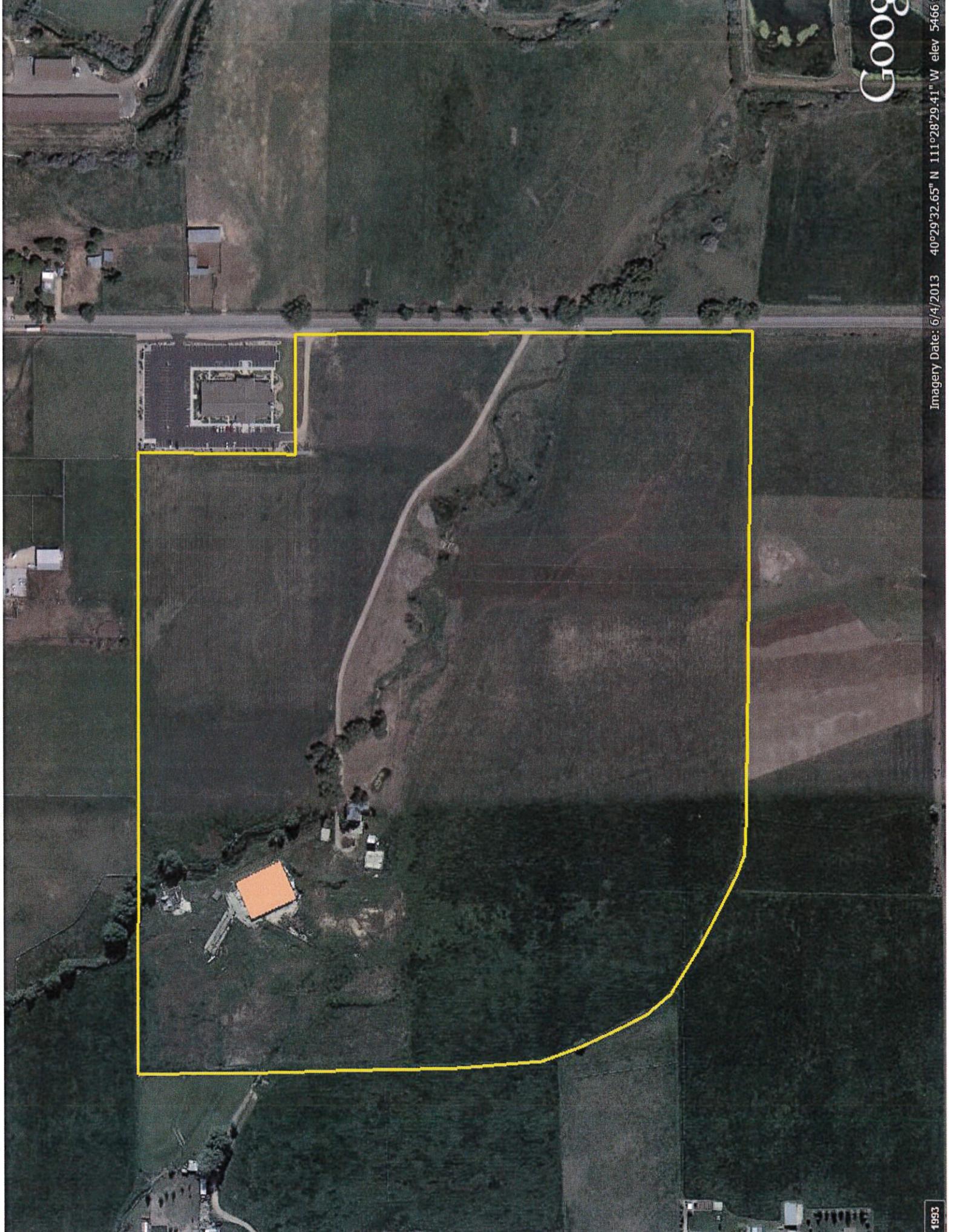
- The subdivision will dedicate trail easements to the City to help us complete the trail in the area which will make pedestrians safer by allowing them a place to walk off the road

**ALTERNATIVE ACTIONS:**

1. Recommendation for Approval (conditional). This action can be taken if the Planning Commission feels that conditions placed on the approval can resolve any outstanding issues.
  - a. Accept staff report
  - b. List accepted findings
  - c. Place condition(s)
2. Continuance. This action can be taken if the Planning Commission feels that there are unresolved issues.
  - a. Accept staff report
  - b. List accepted findings
  - c. Reasons for continuance
    - i. Unresolved issues that must be addressed
  - d. Date when the item will be heard again
3. Recommendation for Denial. This action can be taken if the Planning Commission feels that the request does not meet the intent of the ordinance.
  - a. Accept staff report
  - b. List accepted findings
  - c. Reasons for denial

**POSSIBLE CONDITIONS:**

1. The developer will dedicate a 20' public trail easement along Snake Creek that would accommodate a 6' paved trail. Since the trail will not connect to an access point on the north at this time staff is recommending that the developer contribute the cost of building the trail to the trail fund. At a future date the City may build the trail along Snake Creek.



Google

Imagery Date: 6/4/2013 40°29'32.65" N 111°28'29.41" W elev 5466

1993







Scale 1" = 100'  
Scale 1" = 200' for 11x17"

**QUINARY WATER SYSTEM NOTES:**  
 1. ALL QUINARY WATER CONSTRUCTION TO MEET MIDWAY CITY STANDARDS AS ADOPTED IN JUNE 2012 EDITION.  
 2. ALL UNITS SHALL HAVE A 1" WATER SERVICE WITH A 1" METER.

**PRESSURIZED IRRIGATION SYSTEM NOTES:**  
 1. ALL PRESSURIZED IRRIGATION CONSTRUCTION TO MEET MIDWAY CITY STANDARDS.  
 2. ALL PIPE SHALL BE AWMA C-900 DR-18 PURPLE PIPE.  
 3. ALL PRESSURIZED IRRIGATION SERVICES SHALL BE 3".

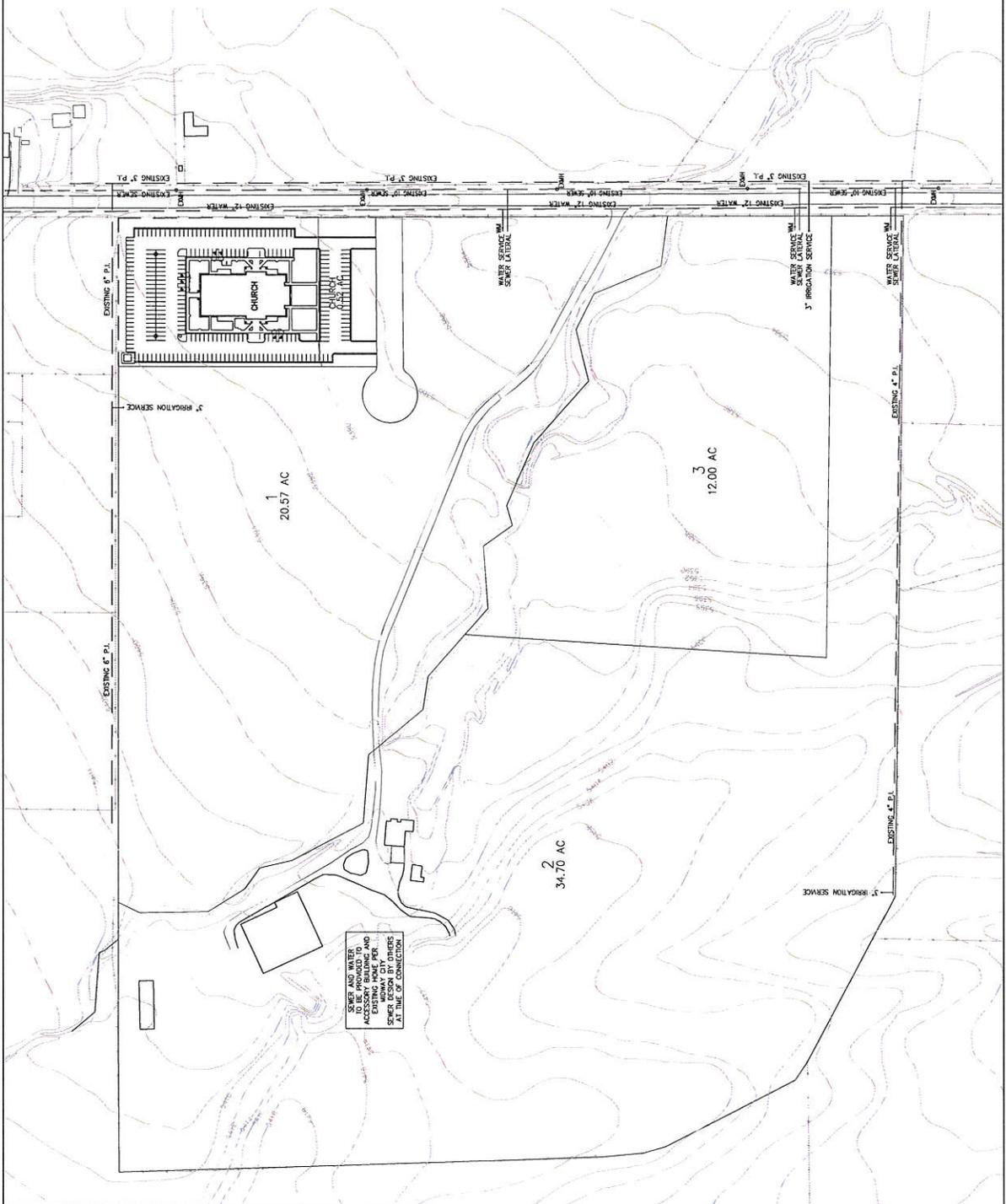
**SANITARY SEWER SYSTEM NOTES:**  
 1. ALL SEWER CONSTRUCTION TO BE TO MIDWAY SANITATION DISTRICT STANDARDS INCLUDING THE FOLLOWING:  
 - ALL SEWER CLEANOUTS SHALL HAVE METAL LIDS  
 - ALL SEWER CLEANOUTS SHALL BE INSTALLED WITH TRACER WIRE.  
 2. ALL LOTS SHALL HAVE A 4 INCH SEWER LATERAL.

THIS DOCUMENT IS RELEASED  
 INTO THE PUBLIC DOMAIN FOR CONSTRUCTION  
 PURPOSES ONLY AND SHALL NOT BE  
 REPRODUCED OR TRANSMITTED IN ANY  
 FORM OR BY ANY MEANS, ELECTRONIC OR  
 MECHANICAL, INCLUDING PHOTOCOPYING,  
 RECORDING, OR BY ANY INFORMATION  
 STORAGE AND RETRIEVAL SYSTEM.  
 DATE: 11.04.2011

JEANETTE HIRGONSON  
 MIDWAY RANCHES SUBDIVISION  
 UTILITY PLAN

**BERG**  
 ENGINEERING  
 Resource Group, P.C.  
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 PH: (417) 652-9744

DESIGNER: CNS  
 DATE: 11 MAR 2016  
 DRAWN BY: PPS  
 REV: 3



SEWER AND WATER  
 SERVICES TO BE  
 PROVIDED TO ALL  
 ACCESSORY BUILDING AND  
 EXISTING BUILDINGS  
 IN MIDWAY CITY  
 SEWER DESIGN BY OTHERS  
 AT THE DISCRETION OF THE  
 CITY ENGINEER