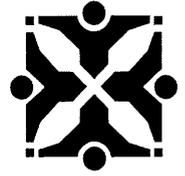


City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B 164-15

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: 6/15/2015

Re: Red Bird Run - final minor plat (Case #15-110)

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance, Exhibits to Resolution/Ordinance

Supporting documentation includes: Summary of Board/Commission Reports (includes maps and plats), Excerpts from Minutes

Executive Summary

Approval of this request will result in the creation of a two-lot plat of R-1 (One-Family Dwelling District) zoned land, to be known as "Red Bird Run", and execution of an associated performance contract.

Discussion

The applicant is requesting a two-lot final minor plat of R-1 (One-Family Dwelling District) zoned land, which would permit the construction of two single-family homes. The subject site consists of a survey parcel, which was annexed into the city in 2013 to allow access to the City's sanitary sewer system. It was previously developed with a single-family home, which has since been demolished.

A note on the proposed plat confirms that the existing driveway onto Old Plank Road will be shared by the two proposed single-family lots, and guarantees that no additional driveways will be allowed. Necessary rights-of-way, utility easements and a stream buffer are provided on the plat, and the proposal meets all applicable City Zoning and Subdivision standards.

At its June 4th meeting, the Planning and Zoning Commission voted 9-0 to recommend approval of the requested plat. Neither the Commission nor members of the public commented on the proposal. The Commission report (including maps, and a copy of the plat), and meeting excerpts are attached.

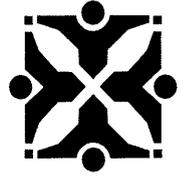
Fiscal Impact

Short-Term Impact: No new capital spending is expected within the upcoming 2 years as a result of this proposal.

Long-Term Impact: The development/redevelopment of this site may increase demands upon the adjacent streets, sanitary sewers, storm sewers, water and electric supply lines. The costs associated with meeting these demands may be offset by increased property and/or sales tax revenues and user fees.

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Vision, Strategic & Comprehensive Plan Impact

Vision Impact: N/A

Strategic Plan Impact: N/A

Comprehensive Plan Impact: N/A

Suggested Council Action

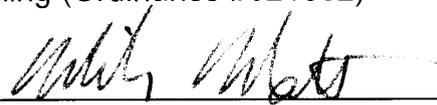
Approval of the final minor plat of Red Bird Run

Legislative History

May, 2013: Council approved annexation of property into the city limits, and assigned R-1 (One-Family Dwelling District) as permanent City zoning (Ordinance #021682)



Department Approved



City Manager Approved

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 164-15

AN ORDINANCE

approving the Final Plat of Red Bird Run Subdivision, a minor subdivision; accepting the dedication of rights-of-way and easements; authorizing a performance contract; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council hereby approves the Final Plat of Red Bird Run Subdivision, as certified and signed by the surveyor on May 29, 2015, a minor subdivision located on the west side of Old Plank Road and south of Glasgow Drive, containing approximately 0.84 acre in the City of Columbia, Boone County, Missouri, and hereby authorizes and directs the Mayor and City Clerk to sign the plat evidencing such approval.

SECTION 2. The City Council hereby accepts the dedication of all rights-of-way and easements as dedicated upon the plat.

SECTION 3. The City Manager is hereby authorized to execute a performance contract with Wes Fewell Construction, LLC in connection with the approval of the Final Plat of Red Bird Run Subdivision. The form and content of the contract shall be substantially as set forth in "Exhibit A" attached hereto.

SECTION 4. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2015.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

PERFORMANCE CONTRACT

This contract is entered into on this _____ day of _____, 20__ between the City of Columbia, MO (“City”) and Wes Fewell Construction, LLC (“Subdivider”).

City and Subdivider agree as follows:

1. Subdivider shall construct, erect and install all improvements and utilities required in connection with the final plat of Red Bird Run Subdivision, including sidewalks and all improvements and utilities shown on the plat and related construction plans, within 36 months after the City Council approves the plat.

2. If street, utility or other construction of public improvements should occur on or adjacent to land in the subdivision at the initiative of the City Council, as benefit assessment projects, Subdivider agrees to bear Subdivider’s equitable and proportionate share of construction costs, as determined by such assessments.

3. No utility service connections or occupancy permits shall be issued to the Subdivider or to any other person for any structure on land in the subdivision unless and until all utilities and improvements have been constructed, erected and installed in the structure and upon the lot or lots on which the structure is situated in accordance with all applicable ordinances, rules and regulations of the City.

4. No occupancy permit shall be issued to Subdivider or any other person for any structure constructed on land in the subdivision unless the street and sidewalk adjacent to the structure have been completed in compliance with the City’s Standard Street Specifications.

5. City may construct, erect or install any improvement or utility not constructed, erected or installed by Subdivider as required by this contract. City may perform such work using City employees or City may contract for performance of the work. Subdivider shall reimburse City for all costs an expenses incurred by City in connection with the construction, erection or installation of improvements in utilities under this paragraph. Subdivider agrees to pay City all expenses and costs, including reasonable attorneys’ fees, incurred by City in collecting amounts owed by Subdivider under this paragraph.

6. City shall not require a bond or other surety to secure the construction of the improvements and utilities required in connection with the final plat.

7. The obligations of Subdivider under this contract shall not be assigned without the express consent of the City Council.

8. The remedies set forth in this contract are not exclusive. City does not waive any other remedies available to enforce Subdivider’s obligations under this contract or to recover damages resulting from Subdivider’s failure to perform its obligations under this contract.

9. This contract is not intended to confer any rights or remedies on any person other than the parties.

IN WITNESS WHEREOF, the parties have executed this contract on the day and year first above written.

CITY OF COLUMBIA, MISSOURI

BY: _____
Mike Matthes, City Manager

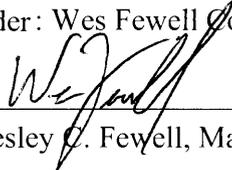
ATTEST:

Sheela Amin, City Clerk

APPROVED AS TO FORM:

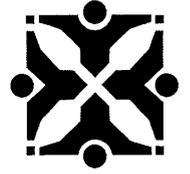
Nancy Thompson, City Counselor

Subdivider: Wes Fewell Construction, LLC

BY:  _____
Wesley C. Fewell, Manager

City of Columbia

701 East Broadway, Columbia, Missouri 65201



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Summary of Board/Commission Reports (includes maps and plat), Excerpts from
Minutes

FILED FOR RECORD, BOONE COUNTY, MISSOURI
 NORMA DETZEL, RECORDER OF DEEDS

RED BIRD RUN SUBDIVISION

A MINOR SUBDIVISION PLAT
 APRIL 13, 2015



- LEGEND**
- IRON PIPE (UNLESS NOTED OTHERWISE)
 - EXISTING 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
 - S 1/2" REBAR W/ LAP "A.C." (UNLESS OTHERWISE NOTED)
 - IRON PIPE
 - REBAR
 - (R.C.) RECORD MEASUREMENT
 - FENCE

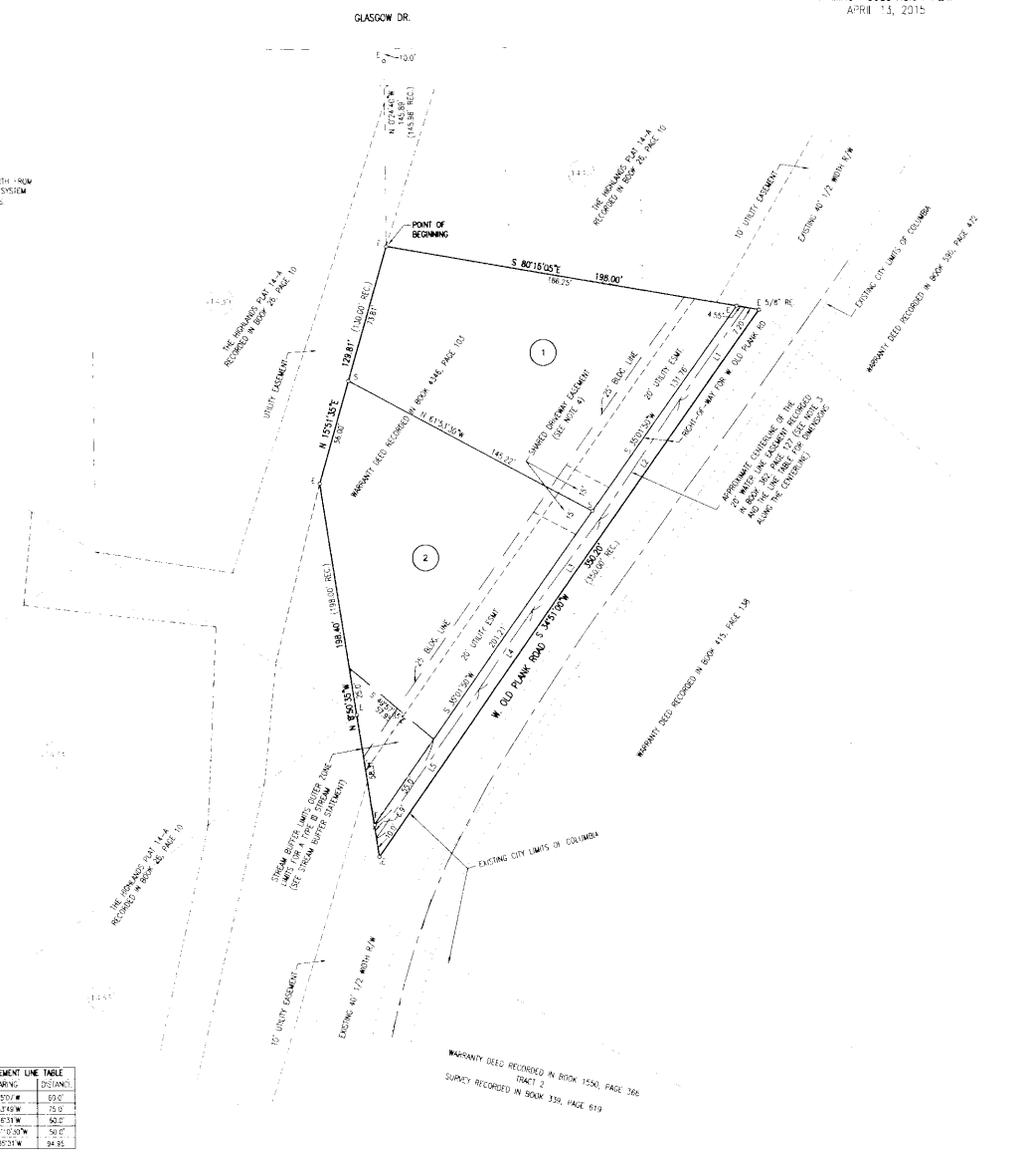
- NOTES**
- THIS PLAT CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 203.0 CSR 2030-6.0402(A).
 - RECORD TITLE INFORMATION FOR THIS PLAT WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, TITLE COMMITMENT NO. 1402772, DATED MARCH 31, 2014.
 - THESE LOTS MAY BE SUBJECT TO THE 20" WATER LINE EASEMENT RECORDED IN BOOK 462, PAGE 127. THE EASEMENT IS ACROSS SEVERAL TRACTS IN THE SOUTHWEST QUARTER OF SECTION 2-47-10 WITH THE CENTER LINE OF THE EASEMENT BEING CENTERED ON THE PIPE AS INSTALLED. THE LOCATION OF THE EASEMENT IS SHOWN BASED UPON AN ABOVE-GROUND LOCATION OF THE WATER LINE AS LOCATED BY CONSOLIDATED PUBLIC WATER SUPPLY DISTRICT NO. 1. NO EXCAVATION WAS MADE DURING THE COURSE OF THIS SURVEY TO DETERMINE THE ACTUAL LOCATION OF THE WATER LINE.
 - OLD PLANK ROAD IS LISTED IN SECTION 20-55(4) OF THE CITY OF COLUMBIA SUBDIVISION REGULATIONS (FOR NOT-SAVING DRIVEWAYS FOR SINGLE OR TWO-FAMILY DEVELOPMENTS). THERE IS AN EXISTING DRIVE FOR THE TRACT THAT CAN REMAIN AND NO ADDITIONAL DRIVEWAYS WILL BE ALLOWED. A SHARED DRIVEWAY EASEMENT IS BEING PROVIDED TO ALLOW THE TWO (2) LOTS TO USE ONE DRIVEWAY.

FLOOD PLAIN STATEMENT
 THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FEMA MAP NO. 2401502290D, DATED MARCH 17, 2011.

STREAM BUFFER STATEMENT
 THE STREAM BUFFER LINES SHOWN ON THIS PLAT ARE INTENDED TO COMPLY WITH THE STREAM BUFFER REGULATIONS OF ARTICLE 4, CHAPTER 12A OF THE CITY OF COLUMBIA'S CODE OF ORDINANCES. THESE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION WITHIN THE BUFFER EXCEPT AS SPECIFICALLY APPROVED BY THE CITY. THIS TRACT IS LOCATED ON THE COLUMBIA 11005 QUAD MAP.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS ... DAY OF 2015.
 DR. TOWAN PUBL, CHAIRPERSON
 APPROVED BY THE COLUMBIA CITY THIS ... DAY OF 2015.
 ROBERT M. SAWYER, MAYOR
 SHEELA RAMA, CITY CLERK

LINE	BEARING	DISTANCE
11	S 30°07' W	69.0
12	S 33°49' W	75.0
13	S 36°39' W	80.0
14	S 41°00' W	50.0
15	S 35°21' W	94.95



KNOW ALL MEN BY THESE PRESENTS
 WES FEWELL CONSTRUCTION, LLC, BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SURVEYED AS SHOWN ON THIS PLAT.
 IN WITNESS WHEREOF, WESLEY C. FEWELL HAS CAUSED THESE PRESENTS TO BE SIGNED.
 EASEMENTS OF THE TRACTS AND AT THE LOCATIONS AS SHOWN ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER.
 RIGHT OF WAY FOR OLD PLANK ROAD IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER.
WES FEWELL CONSTRUCTION, LLC
 WESLEY C. FEWELL, MANAGER

STATE OF MISSOURI }
 COUNTY OF BOONE }
 ON THIS 29th DAY OF APRIL, IN THE YEAR 2015, BEFORE ME, KIM KEMPF, CLERK, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED WESLEY C. FEWELL, MANAGER OF WES FEWELL CONSTRUCTION, LLC, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE ABOVE PLAT, PLAT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.
 My Commission Expires October 3, 2015

CERTIFICATION
 A TRACT OF LAND LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 47 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 458, PAGE 103 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF LOT 1440, THE HIGHWAYS PLAT 74 A, RECORDED IN PLAT BOOK 26, PAGE 10 OF THE BOONE COUNTY RECORDS; THENCE WITH THE LINES OF SAID TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 458, PAGE 103, S10°15'00" E, 98.00 FEET; THENCE S24°15'00" W, 250.20 FEET; THENCE W45°35'00" E, 198.40 FEET; THENCE N15°45'00" E, 179.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.84 ACRES.

HEREBY CERTIFY THAT I SURVEYED THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
 SURVEY AND PLAT BY
ALLSTATE CONSULTANTS
 1012 LEANE HOSPITAL BLDG
 COLUMBIA, MO 65201
 (573) 881-8999
 WE GUARANTEE OUR ACCURACY (PROFESSIONAL)
 James R. Jeffrey
 APRIL 13, 2015
 My Commission Expires October 3, 2015

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 29th DAY OF APRIL, 2015
 KIM KEMPF, CLERK
 My Commission Expires October 3, 2015

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
June 4, 2015**

SUMMARY

A request by Wes Fewell Construction, LLC (owner) for a final minor plat of R-1 (One-Family Dwelling District) zoned land to create two lots for residential development. The 0.84-acre subject site is located on the west side of Old Plank Road, approximately 150-ft south of Glasgow Drive, and is currently addressed 1111 W Old Plank Road. (Case #15-110)

DISCUSSION

The applicant is requesting a two-lot final minor plat of R-1 (One-Family Dwelling District) zoned land, which would permit the construction of two single-family homes. The subject site consists of a survey parcel, which was annexed into the city in 2013 to allow access to the City's sanitary sewer system. It was previously developed with a single-family home, which has since been demolished.

A note on the proposed plat confirms that the existing driveway onto Old Plank Road will be shared by the two proposed single-family lots, and guarantees that no additional driveways will be allowed.

Necessary rights-of-way, utility easements and a stream buffer are provided on the plat, and the proposal meets all applicable City Zoning and Subdivision standards.

RECOMMENDATION

Approval of the proposed final minor plat

ATTACHMENTS

- Locator maps
- Proposed plat of Red Bird Run

SITE HISTORY

Annexation Date	2013
Existing Zoning District(s)	R-1 (One-Family Dwelling District)
Land Use Plan Designation	Neighborhood District
Subdivision/Legal Lot Status	Land in Limits

SITE CHARACTERISTICS

Area (acres)	0.84 acre
Topography	Generally flat, with slight downslope to the east
Vegetation/Landscaping	Turf with a few mature trees
Watershed/Drainage	Little Bonne Femme Creek
Existing structures	None

UTILITIES & SERVICES

Sanitary Sewer	City Public Works Dept.
Water	City Water & Light Dept.
Electric	Boone Electric Cooperative
Fire Protection	Columbia Fire Dept.

ACCESS

W Old Plank Road	East side of site
Major Roadway Plan	Neighborhood Collector (Unimproved & City-maintained)
CIP Projects	None
Sidewalk	Needed

PARKS & RECREATION

Neighborhood Parks	Cosmo-Bethel Park (approx. 7,300 ft northeast)
Trails Plan	No trails planned adjacent to site
Bicycle/Pedestrian Plan	N/A

Report prepared by Steve MacIntyre; Approved by Pat Zenner



15-110: Red Bird Run Final Minor Plat



City of Columbia Zoning



Boone County Zoning



Columbia City Limit



100-Year Flood Plain



Parcels



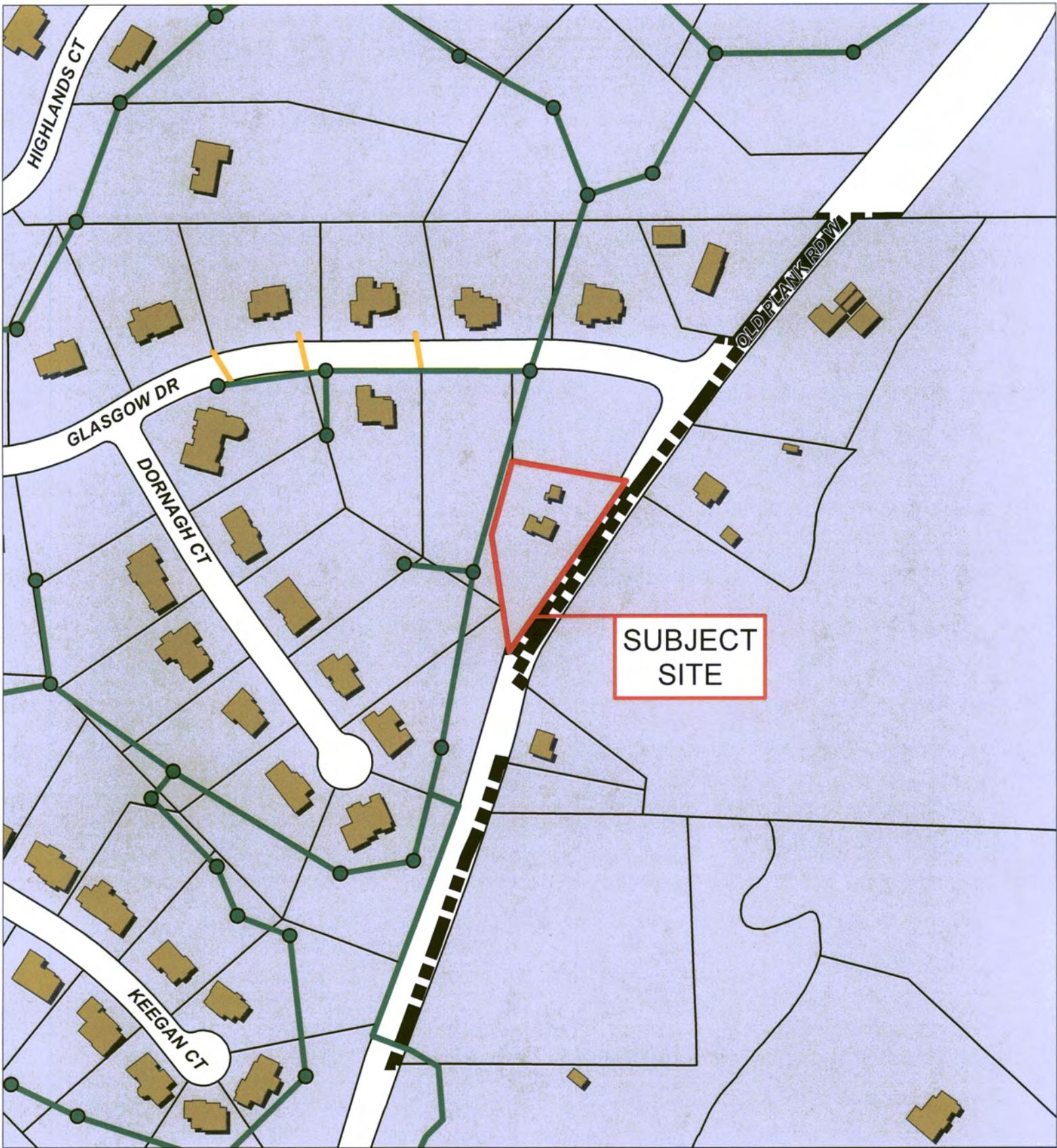


15-110: Red Bird Run Final Minor Plat



- 10 Foot Contour Lines
- - - 2 Foot Contour Lines
- ▭ Parcels
- Building Footprint
- Bodies of Water





15-110: Red Bird Run Final Minor Plat



- City Sanitary Structure
- City Sanitary Line
- Building Footprint
- Private Sanitary Line
- Parcels

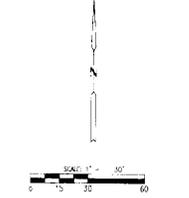


FILED FOR RECORD, BOONE COUNTY, MISSOURI
 NORA DUTZEL, RECORDER OF DEEDS

FINAL PLAT

RED BIRD RUN SUBDIVISION

A MINOR SUBDIVISION PLAT
 APR. 13, 2015



- LEGEND**
- IRON PIPE (UNLESS NOTED OTHERWISE)
 - EXISTING 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
 - S SET 1/2" REBAR W/CAK TAC. 2007030767 (UNLESS OTHERWISE NOTED)
 - IRON PIPE
 - REBAR
 - (REC.) RECORD MEASUREMENT
 - FENCE

- NOTES**
- THIS PLAT CONFORMS TO THE APPLICABLE STANDARDS FOR URBAN PRIORITY AS DEFINED BY MISSOURI BOARD RULES 2030 CSR 2030-16.040(2)(A).
 - RECORD TITLE INFORMATION FOR THIS PLAT WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, TITLE COMMITMENT NO. 1402722, DATED MARCH 31, 2014.
 - THREE LOTS MAY BE SUBJECT TO THE 20' WALK LINE EASEMENT RECORDED IN BOOK 302, PAGE 227. THE EASEMENT IS ACROSS SEVERAL TRACES IN THE SOUTHWEST QUARTER OF SECTION 2-47-13 WITH THE CENTER LINE OF THE EASEMENT BEING CENTERED ON THE PIPE AS INSTALLED. THE LOCATION OF THE EASEMENT IS SHOWN BASED UPON AN ABOVE-GROUND LOCATION OF THE WATER LINE AS LOCATED BY CONSOLIDATED PUBLIC WATER SUPPLY DISTRICT NO. 1. NO EXCAVATION WAS MADE DURING THE COURSE OF THIS SURVEY TO DETERMINE THE ACTUAL LOCATION OF THE WATER LINE.
 - OLD PLANK ROAD IS LISTED IN SECTION 25-54(4) OF THE CITY OF COLUMBIA SUBDIVISION REGULATIONS FOR NOT HAVING DRIVEWAYS FOR SINGLE OR TWO-FAMILY DEVELOPMENTS. THERE IS AN EXISTING DRIVE FOR THE TRACT THAT CAN REMAIN AND NO ADDITIONAL DRIVEWAYS WILL BE ALLOWED. A SHARED DRIVEWAY EASEMENT IS BEING PROVIDED TO ALLOW THE TWO (2) LOTS TO USE ONE DRIVEWAY.

FLOOD PLAN STATEMENT
 THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAN AS SHOWN BY FIRM MAP NO. 25019C0090, DATED MARCH 17, 2014.

STREAM BUFFER STATEMENT
 THE STREAM BUFFER LINES SHOWN ON THIS PLAT ARE INTENDED TO COMPLY WITH THE STREAM BUFFER REQUIREMENTS OF ARTICLE X, CHAPTER 12A OF THE CITY OF COLUMBIA'S LOCAL ORDINANCES. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION WITHIN THE BUFFER EXCEPT AS SPECIFICALLY APPROVED BY THE CITY. THIS TRACT IS LOCATED ON THE COLUMBIA JOCS ROAD MAP.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS ... DAY OF ... 2015

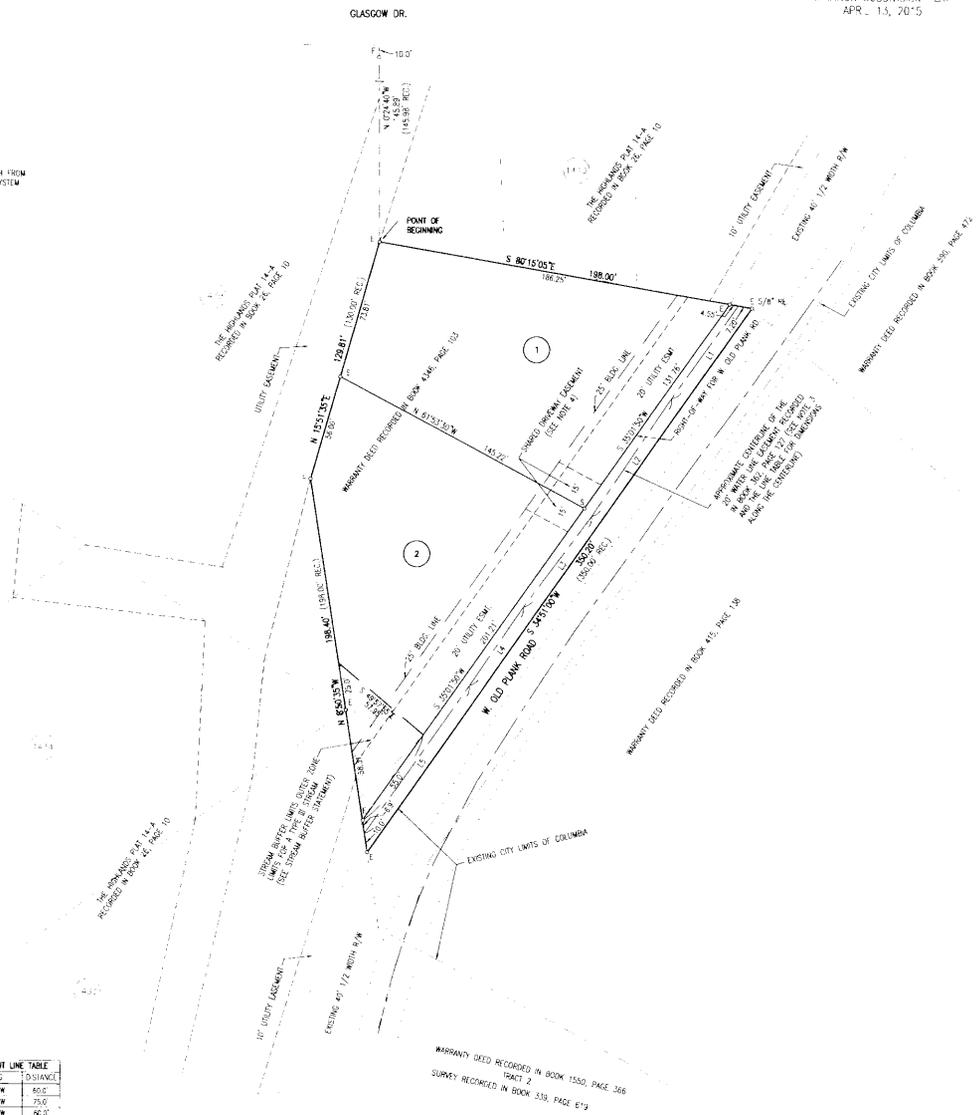
BY: TAMARA PLUM, CHAIRPERSON

APPROVED BY THE COLUMBIA CITY THIS ... DAY OF ... 2015

ROBERT WISGARD, MAYOR

SHEILA JAIN, CITY CLERK

LINE	BEARING	DISTANCE
1	S 89°32'W	60.0
2	S 33°49'W	75.0
3	S 68°11'W	82.0
4	S 34°03'W	100.0
5	S 42°01'W	94.55



KNOW ALL MEN BY THESE PRESENTS
 WES FENWELL, CONVEYOR, L.L.C., BEING THE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THIS SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.
 IN WITNESS WHEREOF, WESLEY C. FENWELL HAS CAUSED THESE PRESENTS TO BE SIGNED.
 EASEMENTS OF THE TITLE AND AT THE LOCATIONS AS SHOWN ARE HEREBY DEEDED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER.
 RIGHT-OF-WAY FOR W. OLD PLANK ROAD IS HEREBY DEEDED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER.

WESLEY C. FENWELL, MANAGER

STATE OF MISSOURI } SS
 COUNTY OF BOONE

ON THIS ... DAY OF ... IN THE YEAR 2015, BEFORE ME, KIM KEMPT, PUBLIC A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED WESLEY C. FENWELL, MANAGER OF WES FENWELL CONSTRUCTION, LLC, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WRITEN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES HEREIN STATED.

NOTARY PUBLIC
 KIM KEMPT CEHLACH
 MY COMMISSION #11302914
 EXPIRES OCTOBER 5, 2015

CERTIFICATION

A TRACT OF LAND LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 47 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING A CERTAIN TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4346, PAGE 103 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF LOT 1440, THE HIGHLANDS PLAT 14 A, RECORDED IN PLAT BOOK 26, PAGE 70 OF THE BOONE COUNTY RECORDS, THENCE WITH THE LINE OF SAID TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4346, PAGE 103, 580.54 FEET, 184.00 FEET, THENCE S24°51'00"W, 350.20 FEET, THENCE N65°02'00"W, 138.40 FEET, THENCE N45°01'00"E, 129.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.84 ACRES.

I HEREBY CERTIFY THAT I SURVEYED THE DESCRIBED PROPERTY AND SUBDIVISION AS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY
ALISTAIR MC CONNELL
 2125 SHORE FEDERAL BLDG
 COLUMBIA, MO 65201
 (572) 881-8789
 MO CERTIFICATE OF AUTHORITY #20000007



STATE OF MISSOURI } SS
 COUNTY OF BOONE

SUBSCRIBED AND AFFIRMED BEFORE ME THIS ... DAY OF ... 2015

NOTARY PUBLIC
 KIM KEMPT CEHLACH
 MY COMMISSION #11302914
 EXPIRES OCTOBER 5, 2015

EXCERPTS

PLANNING AND ZONING COMMISSION MEETING

JUNE 4, 2015

Case No. 15-110

A request by Wes Fewell Construction, LLC (owner) for a final minor plat of R-1 (One-Family Dwelling District) zoned land to create two lots for residential development. The 0.84-acre subject site is located on the west side of Old Plank Road, approximately 150 feet south of Glasgow Drive, and is currently addressed 1111 W. Old Plank Road.

MR. REICHLIN: May we have a staff report, please?

Staff report was given by Mr. Steve MacIntyre of the Planning and Development Department. Staff recommends approval of the proposed final minor plat.

MR. REICHLIN: Are there any questions of staff? I have a small one. Regarding the width of the access, is it going to be -- is there a limitation to that or --

MR. MACINTYRE: For the driveway access?

MR. REICHLIN: Yeah. For the driveway off of Old Plank. I mean, it's going to service two lots.

MR. MACINTYRE: Right. Because it's a shared driveway, the width of 30 feet that's indicated would be considered adequate for -- certainly for single-family homes' access. So yeah. Yeah. We find that to be adequate.

MR. REICHLIN: Okay. Thank you. Well, given that this is a subdivision matter, we -- it's not a public hearing, but we will entertain any comments from a principal involved if they have anything that they would care to air that they -- to add that they consider salient to our discussion, so I'm offering up that opportunity. Seeing nobody jumping at the podium, I will open it up to comments of commissioners.

MS. BURNS: I think this is pretty straightforward. I'd like to move that we recommend for approval a request by Wes Fewell Construction for a final minor plat for rezoning to create two lots for residential development on .84 acres, Case No. 15-110.

MR. STANTON: Second.

MR. REICHLIN: Mr. Stanton seconds. May we have a roll call, please?

MR. STRODTMAN: Yes, sir.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Strodtman, Ms. Rushing, Ms. Russell, Ms. Burns, Mr. Lee, Ms. Loe, Mr. Harder, Mr. Reichlin, Mr. Stanton. Motion carries 9-0.

MR. STRODTMAN: Recommendation for approval will be forwarded.

MR. REICHLIN: Thank you.