

DEVELOPMENT REVIEW COMMITTEE MINUTES
TUESDAY, December 15th @ 1:30 P.M.
MEMBERS AND OTHERS IN ATTENDANCE

Steve Flowers, Com. Dev.
Darin Pryor, Public Works

Tom Coots, Com. Dev.
Ron Smith, Fire Department

David Forshee, GIS
Everett Briggs, Public Works
Chad Davis, RMU
Dale Brown, RMU

Applicants: Sylvester Furse, John Kurtz

NEW BUSINESS:

1. **SUB20-03:** Minor Subdivision at 809 and 811 to reassemble two residential lots so the existing residential structures are on separate lots.

Tom Coots explained that there are currently a duplex, constructed in 2014, and a single-family house on the two previously platted lots. They are zoned R-3, which allowed for the additional duplex to be built on the same lots as the house. They were considered to be combined lots for the purposes of permitting because the existing house was already built over the lot lines. The minor subdivision would reorganize the lots such that the two structures would be on separate lots to allow for them to be sold separately. The subdivision appears to meet all zoning requirements.

Darin Pryor pointed out that the single-family house (809) seems to access the sewer line along Walker Street. The service line must be crossing the proposed Lot 1. An easement will be needed to provide Lot 2 with access to sewer in the future. Locating the existing service line is recommended, but the easement may be located to provide the most convenient route for when the service line is replaced. Public Works will consider the provision of the easement to be acceptable access to the sewer.

Everett Briggs handed out a memo with some comments. The comments included a need to revise some signature blocks.

Chad Davis said the lots have access to water and electric utilities from Black Street and already have separate metering. RMU has not further comments.

Floyd Jernigan was not in attendance. Coots contacted him after the meeting, as there was some concern posed by attendees about whether or not the parks fees would apply. Jernigan confirmed that while the code may technically require some parkland fees, there not being any new lots or new buildings proposed, the fees would not be applied in this case.

2. SUB20-04: A minor subdivision at 1600 Old Wire Rd to create 3 commercial lots.

Tom Coots explained that the lot currently has a mini-storage business and that the property was partially cleared of trees several months ago. The proposed subdivision would divide the lot into 3 lots. The city has been contacted by a retailer that is interested in purchasing one of the lots. The property owner has indicated that the other lot may be sold to a developer for a restaurant. The proposed Lot 3 may have issues with feasibility in gaining access. The plat did not indicate any private easements for access. The frontage along Westside Dr is a very steep slope. In addition, it would need to be determined whether or not the city can grant access to the road due to the unusual arrangement with a lease agreement for the right-of-way. Lots 1 and 2 also do not have access to sewer. The plat will need to be revised to address the street and sewer access.

Darin Pryor explained that the engineer for the project has been in contact with Public Works to ask if the city would be interested in accepting Lot 3 to serve as a regional detention or open space. Pryor confirmed that Public Works does not think accepting the lot is beneficial for the city. Pryor recommended that the plat be modified to include the area of Lot 3 with either of the other lots. The area could still be used for shared detention for the development. Pryor explained that plans for the sewer extension to serve Lots 1 and 2 would need to be submitted. The potential driveway locations would need to be reviewed by MoDOT, as Old Wire Rd is not a city street.

Everett Briggs handed out a memo with the Public Works comments. Notably, development and re-development of the property will require on-site storm water detention. The signature blocks also need to be corrected. An additional easement may be needed for future utilities.

Ron Smith made the developers aware that they will not be permitted to burn the large debris piles from the tree clearing earlier this year on site.

Chad Davis pointed out that an additional easement for extension of electric service to serve Lot 2 is needed. He also explained that if Lot 3 were proposed, access to water may be difficult from Westside Dr. He also said that the future driveway locations and grading along Old Wire Rd will likely cause the existing waterline to need to be lowered to meet depth requirements. The lowering would be at the developers' expense.

Floyd Jernigan was not present at the meeting, but the property owner had suggested that perhaps the city could accept Lot 3 as a parks dedication. Parks dedication is not required for this subdivision. Coots contacted Jernigan after the meeting. Jernigan said the Parks department would not be interested in accepting the lot for parks/open space because of the limitations on usability.

Tom Coots summarized that the plat will need to be revised prior to presentation to the Planning and Zoning Commission. The improvement plans for the sewer must be submitted. Sidewalks and the waterline lowering can be deferred until development. No permits can be issued until all improvement plans are reviewed and approved and either constructed or a bond is submitted.

Meeting Adjourned: 2:30 P.M.

Minutes Prepared By: Tom Coots

NEXT MEETING:

Tuesday, January 5, 2021