
KIRKSVILLE CITY COUNCIL REPORT

Council Meeting Date: May 7, 2012

Agenda Item: 3

Report Prepared by: Brad Selby, Codes & Planning Director

Recommended Motion: To approve an Ordinance of the City of Kirksville, Missouri, accepting the Final Plat of the West End Development Subdivision.

Background: Kenneth and Debra Read have completed the final plat and engineering plans for the development of the West End Development Subdivision. All of the engineering plans and the plat appear to be in order. This Subdivision has nine lots with two street frontages, at the corner of LaHarpe and First streets. All of the lots meet the minimum requirements by city code. Sewer service plans have been approved by the City Engineer, and when built, the sewer mains will be dedicated to the City of Kirksville, after inspections and approval of the City of Kirksville Engineering Division. Storm water drainage plans have been approved by the City Engineer. Written approval has been received from all utilities for access to services.

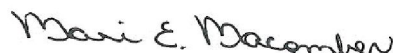
At a public hearing on April 11, 2012 before the Planning and Zoning Commission, the final plat was approved for a Subdivision to contain Single-Family Homes. Lots 1 - 6 currently have a trailer court on them that is grandfathered for zoning purposes.

The current city code requires sidewalks on both LaHarpe and First streets for a new Subdivision. The Owner, Ken Read, requested a variance to be allowed to build a sidewalk on First Street only. The Planning and Zoning Commission approved this variance and recommends the same to city council. In addition, whether the Council approves the variance on the sidewalk or not, the developer is asking if the City would be willing to cost share on that portion of sidewalk that is remaining. Current Council Policy does not allow for the use of sidewalk dollars for new construction within subdivisions.

If approved by Council, the Final Plat will be recorded by the Adair County Recorder, and the subdivision made a part of the city map of Kirksville.

Fiscal Impact: The subdivision will be developed by Kenneth and Debra Read with various sub-contractors and all costs except for the short extension of a sewer main on First Street will be borne by the developer. The development of these homes will enhance the City's tax base.

Respectfully submitted,



Mari E. Macomber
City Manager