



Board of Aldermen Report

DATE: March 7, 2013
TO: Members of the Planning & Zoning Commission
FROM: Charles Senzee, Community Development Director
SUBJECT: PZ 13-01: Amendment to Chapter 9 – Fences and Walls

The purpose of this report is to provide you with information regarding a proposed code amendment to Chapter 9, *Planning and Zoning*, of the City's adopted Code of Ordinances. This proposed amendment will create Section 9.340 "Fences and Walls" establishing specific regulations for the construction of fences and walls within the City. This proposed amendment was advertised on February 26th in the Boone County Journal.

Background

Currently the City has no regulations regarding the construction of fences and walls. In 2010 Community Development staff determined that the creation of fence and wall regulations would benefit the City. The addition of such regulations would ensure that all new fences and walls within the City would be safely constructed and designed to preserve the aesthetic appeal of the property while still providing property owners an opportunity to preserve their privacy. However, this issue was shelved due to staff workload and the presence of more pressing concerns.

In June of 2012 a proposed amendment was presented to the Planning and Zoning Commission to establish fence and wall regulations. After numerous revisions and public meetings regarding this proposed amendment it was ultimately rejected by the City's Board of Aldermen on September 18, 2012. On January 8, 2013 the Planning and Zoning Commission requested that staff make some edits to the previous version of the amendment and then bring it back for formal consideration.

Proposed Code

The full text of the proposed code amendment is included within the attached ordinance. Some highlights of this code include:

- Specific definitions for fences and walls.
- Permits required for construction.
- Specific regulations for agricultural, residential, and commercial fences and walls.
- Fences over 4' in height prohibited within residential front yards.
- Finished side of all fences must face out when visible from a public right-of-way.

Planning and Zoning Needed

City staff requests that the Planning and Zoning Commission review the proposed amendment and recommend its approval to the City's Board of Aldermen.



AN ORDINANCE OF THE CITY OF ASHLAND, MISSOURI, AMENDING THE CITY'S CODE OF ORDINANCES, CHAPTER 9, PLANNING AND ZONING TO ADD SECTION 9.340 "FENCES AND WALLS" ESTABLISHING SPECIFIC REGULATIONS FOR THE CONSTRUCTION OF FENCES AND WALLS, PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE

WHEREAS, the City Staff has determined that the proposed code amendment is necessary to ensure that fences and walls in the City are safely constructed, preserve the aesthetic quality of Ashland's neighborhoods, and do not encroach upon recorded easements; and

WHEREAS, a Public Hearing on the question of the amendment has been duly held by the Planning and Zoning Commission of the City of Ashland, Missouri on March 12, 2013 and at such hearing, interested parties and citizens for and/or against the proposed amendments were heard; and

WHEREAS, the Board of Aldermen has reviewed the ordinance to be known as Chapter 9, Section 9.340 *Fences and Walls*:

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ASHLAND, MISSOURI AS FOLLOWS:

SECTION 1. AMENDMENT. Chapter 9, Planning and Zoning shall be amended to add Section 9.340, *Fences and Walls*.

SECTION 2. CODE LANGUAGE. The Board of Aldermen hereby adopts the attached Section 9.340, *Fences and Walls* to be marked as Exhibit "A".

SECTION 3. SEVERABILITY. If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

SECTION 4. CODIFICATION. It is the intention of the Board of Aldermen of the City of Ashland, Missouri, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Ashland, Missouri; that the Sections of this Ordinance may be renumbered or re-lettered to accomplish such intention; that the word, "Ordinance" may be changed to "Section," "Article," or other appropriate word.

SECTION 5. CONFLICTS. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

SECTION 6. EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage and approval.

Dated this _____ day of _____, 2013.

Michael P. Jackson, Mayor

Attest:

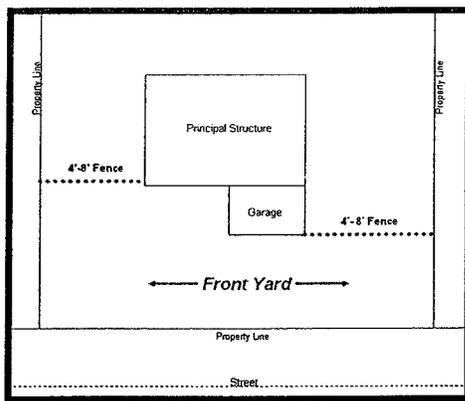
Darla Sapp, City Clerk

DRAFT

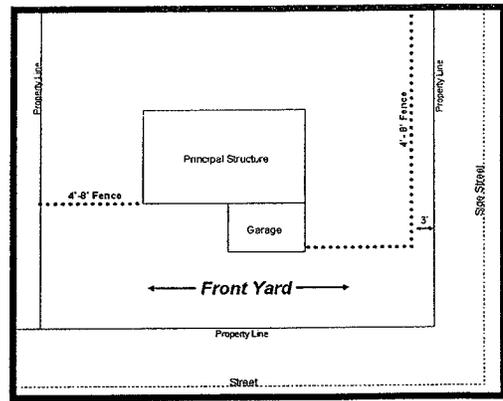
9.340. Fences and Walls:

Any fence or wall erected within the City shall meet professionally accepted building standards and the regulations cited below.

- A. *Definitions.* For the purpose of this section the following definitions shall apply.
1. **Fence.** A manmade structure erected for separation, security or privacy purposes through the means of intermittent posts supporting vertical or horizontal members made of wood, metal, vinyl, aluminum, chain link, or barbed wire. While the opacity may vary, the height and location are dictated by the regulations within this section. The term fence shall also include associated gates.
 2. **Wall.** A wall may be erected for the same purposes as a fence but shall only include those structures with continuous footers. The main structure of a wall may be constructed of brick, stone or concrete block. The wall construction may be used in combination with decorative veneers of brick, rock, stone, stucco or any other material meeting professionally accepted building standards.
- B. *Building permit required.* No fence or wall shall be erected, replaced or receive major repair until a permit has been issued by the City. Major repair is defined as the replacement of 60% or more of an existing fence's value, as measured over the entirety of the existing fence length. Permit applicants are responsible for any required permit fees which have been established by the City.
- C. *Commercial or industrial fences and walls.* Fences or walls may be erected in any commercial or industrial district to provide screening and/or buffering. The fence shall not exceed eight (8) feet above the finished grade with the finished side facing out. Walls shall be similarly finished on both sides. Barbed wire or similar materials may be used provided the use is limited to a maximum of three strands installed a minimum of six (6) feet above the finished grade.
- D. *Residential fences and walls.* In any residential district, no fence or wall shall be erected or project beyond the property line. Fences in side or rear yards shall not exceed eight (8) feet in height. Fences within front yards shall not exceed four (4) feet in height. For the purposes of this section, a front yard is defined as the area between a property line adjacent to a street and the primary façade of a principal structure. Corner lot fencing which is located between a property line adjacent to a street and a secondary façade of a principal structure may be up to eight (8) feet in height so long as it is a minimum of three (3) feet from the property line. The diagrams below demonstrate acceptable fence locations for both standard and corner lots.



Standard Lot



Corner Lot

All residential fences shall be constructed of approved materials listed within this section. Fences which face public-right-of-ways shall be erected with the finished side facing out. Barbed wire or similar materials shall not be allowed within any residential district. Undeveloped residential properties may be fenced upon approval of the fence location and material by the Administrative Official or designee.

E. *Agricultural Uses.* Fences associated with approved agricultural uses on properties with agricultural zoning designations are exempt from the requirements of this section and may be installed without permit approval from the City. Barbed wire and similar materials may be used on such fencing so long as it is not immediately adjacent to a public right-of-way. Walls associated with agricultural uses are not exempt from the requirements of this section and must receive permit approval from the City. Fences not associated with approved agricultural uses shall conform to the requirements of this section and shall be considered residential fencing.

F. *Easements.* In addition to the regulations listed above, fences and walls erected over recorded property easements shall be subject to the following:

1. **Water/Sewer/Storm water Easements.** Walls are prohibited within recorded water, sanitary sewer, and storm water easements. However, when an area is encumbered by such an easement the owner may construct a fence with permit approval from the City. However, the owner shall understand that the City can require that the fencing be temporarily or permanently removed at the owner's expense if work within the easement is necessary or if it is determined that the fencing is detrimental to the function of the water, sewer, or storm water systems. In non-emergency situations the City will try to provide the property owner a reasonable amount of notice to remove the fencing. However, if the owner fails to remove the fencing or if an emergency situation arises the City will remove the fencing and charge the property owner for the expenses. At no time will the City be required to compensate the owner for the cost of repair, replacement, or

removal of fences within water, sanitary sewer, or storm water easements.

2. **Other Easements.** The City takes no responsibility for any fence or wall installed over easements not granted to the City.



Board of Aldermen Report

DATE: March 8, 2013
TO: Members of the Planning & Zoning Commission
FROM: Charles Senzee, Community Development Director
SUBJECT: PZ 13-02: Amendment to Chapter 9 – Travel Trailer Parks

The purpose of this report is to provide you with information regarding a proposed code amendment to Chapter 9, *Planning and Zoning*, of the City's adopted Code of Ordinances. This proposed amendment will create Section 9.373 "Travel Trailer Parks" establishing specific regulations for the implementation of such parks within the City. This proposed amendment was advertised on February 26th in the Boone County Journal.

Background

In November of 2012 staff was approached by the owners of Golden Windmill Mobile Home Park to discuss the possibility of allowing travel trailers (aka RV's) to be placed within the mobile home park for residential purposes. While investigating this question staff found that Ashland's existing Code of Ordinances provides definitions for "travel trailers" and "travel trailer parks". Ashland's existing code also permits such parks within the C-G zoning district and allows them as conditional uses within the APC, API, and AAD zoning districts. However, the existing code fails to establish any specific regulations on how such parks should be implemented. The definitions currently found within the City's code are listed below:

- **Travel Trailer:** (1) A vehicular, portable structure built on a chassis and designed for temporary occupancy for travel, recreational or vacation use; when factory equipped for road use, being of any weight, provided its overall length does not exceed thirty-two (32) feet; (2) a structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation and vacation; (3) a portable, temporary dwelling to be used for travel, recreational and vacation purposes, constructed as an integral part of a self-propelled vehicle, (4) a folding or telescoping structure, mounted on wheels and designed for travel, recreation and vacation use.
- **Travel Trailer Park:** A parcel of land which has been improved for the placement of travel trailers for transient use.

Staff researched the issue further and consulted with the City's Attorney and the Boone County Building Division. It was determined that "Mobile Home Parks" and "Travel Trailer Parks" were fundamentally different in nature and that travel trailers could not be utilized within Mobile Home Parks in the manner proposed by the owners of Golden Windmill. However, it was also determined that specific standards for travel trailer parks should be adopted in order to correct the deficiency found in the City's current code.

Staff evaluated a number of local and national codes regarding travel trailer parks and determined that the code from Jefferson City could best be adapted for Ashland's use. After discussing this issue with the City's Board of

Aldermen on November 20, 2012 the City Administrator (Kelly Henderson) issued a memo temporarily adopting these standards until such time that the City could formally adopt an ordinance regarding travel trailer parks.

Proposed Code

The full text of the proposed code amendment is included within the attached ordinance. This code is based upon the code adopted by Jefferson City but has been altered to better suit the needs of Ashland. This code is identical to that temporarily adopted by the City on November 21, 2012.

Planning and Zoning Needed

City staff requests that the Planning and Zoning Commission review the proposed amendment and recommend its approval to the City's Board of Aldermen.

AN ORDINANCE OF THE CITY OF ASHLAND, MISSOURI, AMENDING THE CITY'S CODE OF ORDINANCES, CHAPTER 9, PLANNING AND ZONING TO ADD SECTION 9.373 "TRAVEL TRAILER PARKS" ESTABLISHING SPECIFIC REGULATIONS FOR THE IMPLEMENTATION OF SUCH PARKS WITHIN THE CITY, PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City Staff has determined that the proposed code amendment is necessary to ensure that travel trailer parks in the City are safely constructed, properly designed, and preserve the quality of Ashland's neighborhoods; and

WHEREAS, a Public Hearing on the question of the amendment has been duly held by the Planning and Zoning Commission of the City of Ashland, Missouri on March 12, 2013 and at such hearing, interested parties and citizens for and/or against the proposed amendments were heard; and

WHEREAS, the Board of Aldermen has reviewed the ordinance to be known as Chapter 9, Section 9.373 *Travel Trailer Parks*:

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ASHLAND, MISSOURI AS FOLLOWS:

SECTION 1. AMENDMENT. Chapter 9; Planning and Zoning shall be amended to add Section 9.373, *Travel Trailer Parks*.

SECTION 2. CODE LANGUAGE. The Board of Aldermen hereby adopts the attached Section 9.373, *Travel Trailer Parks* to be marked as Exhibit "A".

SECTION 3. SEVERABILITY. If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

SECTION 4. CODIFICATION. It is the intention of the Board of Aldermen of the City of Ashland, Missouri, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Ashland, Missouri; that the Sections of this Ordinance may be renumbered or re-lettered to accomplish such intention; that the word, "Ordinance" may be changed to "Section," "Article," or other appropriate word.

SECTION 5. CONFLICTS. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

SECTION 6. EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage and approval.

Dated this _____ day of _____, 2013.

Michael P. Jackson, Mayor

Attest:

Darla Sapp, City Clerk

DRAFT

9.373. Travel Trailer Parks:

Travel Trailer Parks may be permitted in those zoning districts which include it as a "permitted use" in Chapter 9. The following additional standards shall apply.

- A. *Required Plans.* A site plan in accordance with Chapter 9, Section 9.106 shall be provided.
- B. *Access.* Access to a Travel Trailer Park shall be provided only from a collector or arterial street.
- C. *Minimum Area.* A Travel Trailer Park shall encompass a minimum of ten acres.
- D. *Fencing.* Total or partial fencing of park boundaries may be required to prevent park users from trespassing onto adjacent private property, to restrict vehicular access to designated areas, and to adequately delineate property lines to prevent encroachment by adjacent land owners. The need for fencing shall be determined by the approval authority.
- E. *Internal Circulation Roads.* Roads within the Travel Trailer Park shall provide easy access to camp sites and shall comply with the following standards:
 - (1) Two-way traffic. Roads designated for two-way traffic shall have a width not less than 26 feet in width.
 - (2) One way traffic. Roads designated for one-way traffic shall have a width not less than 20 feet, and be adequately marked as such.
 - (3) No parking shall be permitted alongside any internal road, except within turnouts or parking areas so designated.
 - (4) Driveways and main internal access roads serving the park, including the office, solid waste disposal area and service roads shall be designed and constructed in accordance with public street specifications on file with the City. Internal circulation roads providing access to lots may be paved or hard-surfaced, with adequate grading, drainage or treatment to prevent ruts, depressions and dust.
- F. *Lot Design Standards.* Each lot shall comply with the following standards:
 - (1) Parking pad. Provide a parking pad, with minimum dimensions of 12 feet wide and 45 feet deep. A maximum 2 percent grade on the rear 30 feet of the parking pad shall be maintained, with a maximum 10 percent grade on the entrance.
 - (2) Patio area. Provide an outdoor living or patio area adjacent to the parking pad, situated to correspond to the door of the entrance door of the travel trailer. The patio area shall have

a minimum area of 120 square feet. The patio area shall be stabilized and shall maintain a grade of 0-2 percent. The patio area may be detached from the parking pad and accessed by steps where site conditions require.

- (3) Utility hookups. Where provided, individual hookups at lots for wastewater drains, water supply and electrical supply shall comply with applicable state and local codes.
- (4) Location of Lots. No lots shall be located within 100 feet of the traveled portion of any public right-of-way.
- (5) Minimum Spacing Between Lots. The minimum space between lots shall be 50 feet, as measured from center to center.

G. *Water Supply.* Water from an approved public water supply source shall be provided.

H. *Electric Power.* All electric power lines shall be placed underground.

I. *Sanitary and Wastewater Disposal.*

- (1) Sanitary and wastewater disposal shall tie into the public wastewater disposal system where feasible. On-site treatment may be provided where it is not feasible to connect to the public wastewater system. Such on-site treatment shall be constructed in conformance with local and state codes.
- (2) Sanitary Dump Station. A sanitary dump station shall be provided for the dumping and cleaning of campers' sewage holding tanks in a designated area, and shall include wash down facilities which are connected to the approved wastewater disposal system. The sanitary dump station shall be screened from public view by a solid fence or wall six feet in height or a combination of stagger-planted evergreen shrubs and trees to provide a solid visual barrier at the time of planting.
- (3) Traveler Washhouse. A washhouse providing separate toilet, lavatory and shower facilities for each sex as well as unisex facilities, shall be provided. One toilet, lavatory and shower shall be provided for each 25 lots. Washhouses shall be constructed and maintained in waterproof condition. The floors of washhouses shall be cement, concrete, tile or other type of waterproof material.

J. *Solid Waste, Garbage and Rubbish.* A central collection point or disposal system shall be maintained, which shall be screened from public view.

K. *Safety and Security.*

(1) Registration of Guests. A register shall be kept at the park office and upon arrival, the owner or person in control of the recreational vehicle or vehicle and trailer shall register his or her name and address and all persons using same, the date of arrival, the state vehicle license plate number, together with the name of the state issuing the license. Each day, the applicant shall be responsible for entering the departure of trailers and guests in the register and for keeping such register in a legible form to indicate at all times the trailer count, and population of the park. An office area shall be maintained on the site of the travel trailer park

(2) Lighting. Vandal resistant exterior lighting is to be provided where appropriate for the safety and security of the park guests, taking care not to over-light any facility. Exterior lights shall be controlled with photoelectric cells or timed switches. At a minimum, the following locations shall be illuminated:

- Driveway entrances and exits from public streets;
- Internal road intersections;
- Office area;
- Washhouses;
- Public pay telephone areas; and
- Other major facilities within the park.

(3) Telephone. Public pay telephone service should be provided where appropriate for the safety and convenience of park guests, however a minimum of one public pay telephone shall be located in the vicinity of the park office and each washhouse area.

L. *Limitation of Trailers.* No person, firm or corporation permitted to operate a Travel Trailer Park shall allow the parking of trailers to an excess of the number specified in the application and permit under which the park is operated. Except for a single residence for the park supervisor or caretaker, no travel trailer occupancy may be permitted for longer than 90 days.



Planning & Zoning Commission Report

DATE: March 7, 2013
TO: Members of the Planning and Zoning Commission
FROM: Charles Senzee, Community Development Director
CC: Larkin Powers, Owner/Applicant
SUBJECT: SP 13-02: Ashland Keystone Re-Plat (Lots 6-9)

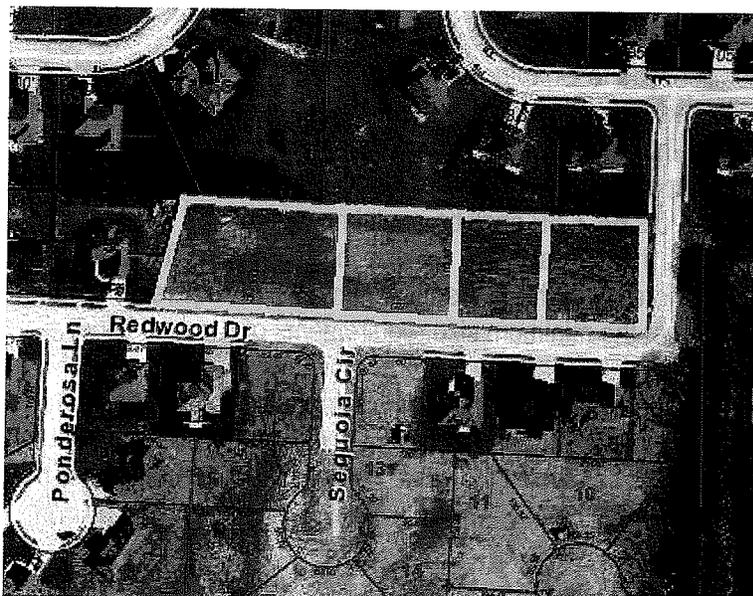
The purpose of this report is to provide you with information regarding a request by Larkin Powers, property owner, for final plat approval to re-plat 4 existing residential lots into 6 smaller residential lots. The subject properties are located along Redwood Drive. Section 11.150 of the City's adopted Code of Ordinances authorizes the Planning and Zoning Commission to review and recommend approval to the City's Board of Aldermen of plats.

GENERAL INFORMATION

Parent Parcel Identification. Lot 6 – PIN: 24-200-00-03-006.00 01 (0.55 acres, 23,865 sq ft)
Lot 7 – PIN: 24-219-00-08-001.00 01 (0.38 acres, 16,482 sq ft)
Lot 8 – PIN: 24-219-00-08-002.00 01 (0.32 acres, 14,082 sq ft)
Lot 9 – PIN: 24-219-00-08-003.00 01 (0.27 acres, 11,523 sq ft)

Parcel Size / Physical Characteristics. The subject properties are currently undeveloped.

Zoning Classification. R-1 (Single Family Residential)



Existing lot configuration shown in yellow.





THE CITY OF ASHLAND, MISSOURI

DATE: March 5, 2013

TO: Larkin Powers, Powers Construction
Derek Forbis, THHinc

FROM: Charles Senzee, Community Development Director

SUBJECT: SP 13-02: Ashland Keystone Re-Plat (Lots 6-9) - Review Comments

The following comments are based upon a review of the proposed dated February 12, 2013. The applicant shall respond to all comments in a comment response letter and all required information shall be submitted to the City. Additional comments may be generated upon submittal of additional information.

Community Development Comments

Reviewer: Charles Senzee, Community Development Director

1. The recently adopted modifications to Chapter 9, Section 9.298 *Lot Size Transition Calculation* require that the lot size of residential lots which abut other residential subdivisions shall be a minimum of 80% or more of the average lot size within that neighboring subdivision. However, lots which abut residential uses of a greater intensity (duplexes, apartments, etc.) are exempt from this 80% requirement. Based upon this section and staff calculations, lots 6A & 6B shall be a minimum of 13,314 sq. ft. in size as they abut a single family home subdivision which has an average lot size of 16,643 sq. ft. Lots 7A, 8A, 9A and 9B abut duplex homes and must therefore meet the City's minimum lot size requirement of 8,000 sq. ft. It appears that all of the proposed lots meet the minimum size requirements of Ashland code. (*Informational, no response necessary*)
2. The submitted plat is not signed by the property owners. This is acceptable for Planning and Zoning review but a signed version must be submitted prior to review by the City's Board of Aldermen. Please add a signature line for the property owner.
3. The plat has not been notarized. Again, this is acceptable for Planning and Zoning review but a notarized version must be submitted prior to review by the City's Board of Aldermen. Please ensure that the date is updated for the notary as the plat currently reads February 12th.
4. The current chairperson of the Planning and Zoning Commission is James Branson. Please update the proposed plat.
5. "Ashland City Council" should be changed to "Ashland's Board of Aldermen" on the approval line.
6. The Ashland Mayor prefers to sign his name "Michael P. Jackson". Please modify his signature line to reflect this.
7. It appears that only the front building setback line has been identified on the proposed plat. Please depict all building setback lines for the property or include a property setback section in the notes section.

109 E. BROADWAY ~ P.O. BOX 135 ASHLAND, MO 65010 (573) 657-2091

POLICE DEPT: (573) 657-9062 FAX: (573) 657-7018 WWW.ASHLANDMO.US

City Engineer Comments

Reviewer: C.M. Archer Group

8. Provide the name and address of the owner(s) of record and developer (if applicable) on the re-plat.
9. Recommend adding line types to the legend included on the drawing for clarity.

Southern Boone County Fire Protection District Comments

Reviewer: Captain Michael Bauer

-No comments at this time-

Ameren Missouri Comments

Reviewer: Chris L. Bruemmer

-No comments at this time, Ameren will work directly with the developer on modifying the utility layout-



Planning & Zoning Commission Report

DATE: March 7, 2013
TO: Members of the Planning and Zoning Commission
FROM: Charles Senzee, Community Development Director
CC: Chris Sander, A Civil Group
SUBJECT: SP 13-03: Eagle Lakes Plat 3A

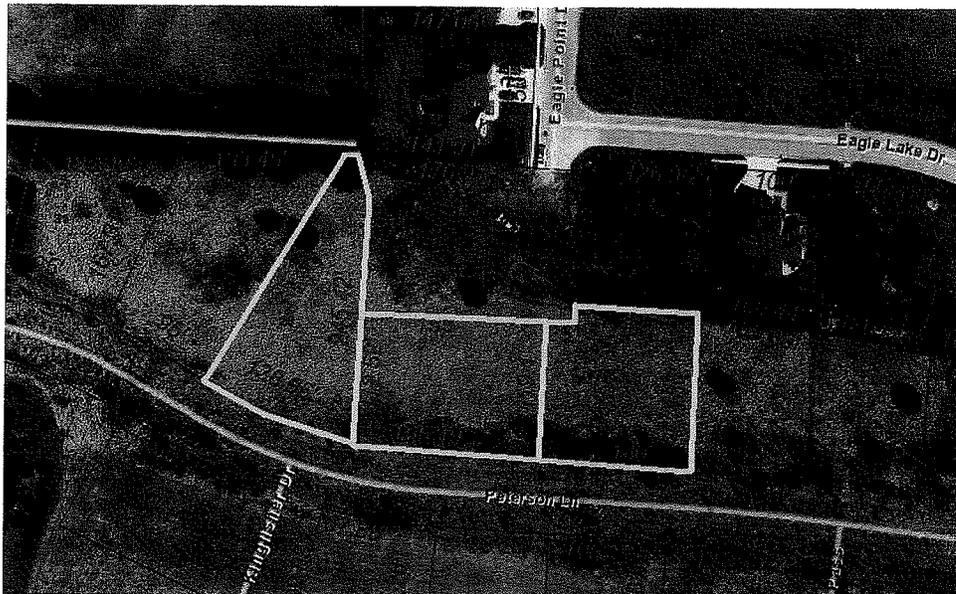
The purpose of this report is to provide you with information regarding a request by Chris Sander with A Civil Group (representing the property owner Keith Winscott) for final plat approval to reconfigure the dimensions of 3 existing residential lots within the Eagle Lakes Plat 3 subdivision. The subject properties are located along Peterson Lane. Section 11.150 of the City's adopted Code of Ordinances authorizes the Planning and Zoning Commission to review and recommend approval to the City's Board of Aldermen of plats.

GENERAL INFORMATION

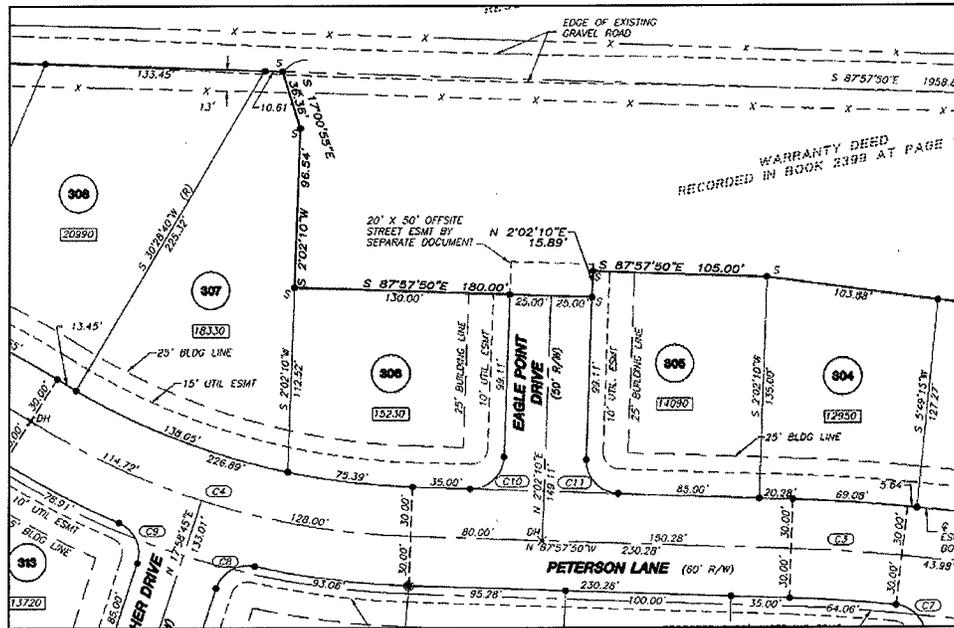
Parent Parcel Identification. Lot 305 – PIN: 24-504-00-01-027.00 01 (14,090 sq ft)
Lot 306 – PIN: 24-504-00-01-028.00 01 (15,230 sq ft)
Lot 307 – PIN: 24-504-00-01-029.00 01 (18,330 sq ft)

Parcel Size / Physical Characteristics. The subject properties are currently undeveloped.

Zoning Classification. R-1 (Single Family Residential)



Existing lot configuration shown in yellow.



Previous lot configuration as shown on existing Eagle Lakes Plat.

BACKGROUND

As part of the on-going efforts to develop Eagle Lakes Plat 3 the proposed plat was submitted on February 18, 2013. The proposed plat achieves the following:

- Eliminates Eagle Point Drive from the recorded plat to avoid any future confusion regarding this roadway. Eagle Point Drive was formally vacated by the City in 2008 and the property which had been reserved for this road was divided between Lots 306 & 307.
- Properly depicts the legal dimensions of Lots 306 & 307.
- Provides a utility easement for Ameren between Lots 306 & 307. This proposed plat has been reviewed and approved by Ameren.
- Enlarges Lot 307 to allow the developer additional room for home construction.

The proposed final plat has been reviewed by all appropriate departments and agencies. No comments were generated as the reviewers were satisfied with the proposed plat.

STAFF RECOMMENDATIONS

Staff has reviewed the proposed plat and recommends approval with the conditions listed below.

Should the Planning and Zoning Commission choose to recommend approval of SP 13-03 to the City's Board of Aldermen in order to create the 3-lot Eagle Lakes Plat 3A, staff recommends that this approval be based upon the following conditions of approval:

1. The approval shall be limited to the proposed re-plat dated February 11, 2013 and reviewed by the Planning and Zoning Commission on March 12, 2013.
2. All of the above conditions shall be fully and faithfully executed or the approval shall become null and void.

Planning and Zoning Action Needed

City staff requests that the Planning and Zoning Commission review the proposed re-plat and recommend approval to the City's Board of Aldermen.

