



# City of Ashland

109 East Broadway, Ashland, Missouri 65010

**Department Source:** Community Development

**To:** Planning & Zoning

**From:** Dan VandeVoorde

**Board Meeting Date:** April 13<sup>th</sup> 2021

**Re:** Liberty Landing North Preliminary Plat

**EXECUTIVE SUMMARY:**

Preliminary plat review for a new residential subdivision located north of East Liberty Lane, West of Henry Clay and east of Pallis Nichols. Developer of record is Bill Martin with McClure Engineering as the primary Engineering firm. Review was performed by Bartlett and West on behalf of the City of Ashland.

**DISCUSSION:** This is the 2<sup>nd</sup> appearance before the Planning & Zoning Commission for approval of the preliminary plat known as Liberty Landing North. This project was tabled during the March 9<sup>th</sup> meeting. Since the last meeting there has been several emails, meeting and discussions from all interested parties to address the major issues that was needed for this to appear before the P&Z Commission for approval. This preliminary plat has been modified to show lots 185-254 being “future development” Some of the key items include the following:

**Sewer:** A new pump station will be constructed by the developer on lot 503.

**Sidewalks:** Developer agrees to have sidewalks added on the north side of Liberty Lane and the developer has agrees to construct sidewalk on lots that are developer owned and/or may not develop. The City is also working the Southern Boone School District to complete the sidewalk connection from the subdivision to the Elementary School.

**Traffic Study:** The Henry Clay/Liberty Lane intersection is currently over capacity during school drop-off and pick-up. The traffic study also shows that a roundabout is needed currently; however, as traffic increases with development the roundabout will be over capacity as well. Reexamining the Ashland Commons reroute of Main Street and traffic flow for the school’s drop-off/pick-up could provide an opportunity to relieve the burden on the intersection. The Traffic Study also assumes that connector streets (Minutemen and Rebellion) to Route M will relieve pressure on the Henry Clay/Liberty intersection. Bartlett and West recommended the installation of a connection to Route M before any final plats beyond the already submitted 28 lot final plat are considered. The developer agreed to add the connections once the development reaches 185 lots, which is the entirety of the preliminary plat.

**Storm Water Detention Basins:** Maintenance of detention basins and structures will be the responsibility of the HOA and not the City of Ashland.

**FISCAL IMPACT:**

Short Term Impact (cost proposed legislation the next 2 years): No impact

Long Term Impact: Need for a roundabout at Henry Clay and Liberty Lane, currently projected at \$1.5 million in the City of Ashland CIP. This development is not the only factor contributing to the need for this improvement.

**SUGGESTED BOARD ACTION:**

Staff recommends approval of the preliminary plat, contingent upon a discussion of what should serve as the trigger for the construction of the connection to Route M.



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**From:** Dan VandeVoorde

**Board Meeting Date:** April 13<sup>th</sup>, 2021

**Re:** South Winds Plat 6

## **EXECUTIVE SUMMARY:**

Approval for Plat 6 of Southwind Subdivision. Developer of record is Winscott Excavation and Construction with McClure Engineering as design firm. Review was performed by Allstate Consultants on behalf of the City of Ashland.

## **DISCUSSION:**

Plat 6 is a continuation of approved and developed subdivision know as Southwind Subdivision located approximately between old 63 and HWY 63 and south of Peterson Rd. Plat 6 will allow for the continued growth of the currently developed subdivision for single family homes. This phase will contain 30 lots numbered 601-630 and encompass the following streets. Kingfisher, Eagle Pass, Biloxi and Tuscaloosa Dr.

## **FISCAL IMPACT:**

Short Term Impact (cost proposed legislation the next 2 years): \$0

Long Term Impact: \$0

## **SUGGESTED BOARD ACTION:**

Staff recommends: Staff recommends approval of Phase 6.



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**Re:** Baptist Home

**EXECUTIVE SUMMARY:**

Obtain approval for the expansion of the Baptist Home complex. Owner/developer of record is The Baptist Home C/O Derek Tamm with Allstate Consultants as design firm. Review was performed by MECO Engineering on behalf of the City of Ashland

**DISCUSSION:**

This phase approval is part of the overall site that will contain a new Assisted Living Facility, private road/drives and parking lots along Baptist Home Ave (private). This section is on the southern portion of property. It also includes the parking lot adjacent to the existing office building.

**FISCAL IMPACT:**

Short Term Impact (cost proposed legislation the next 2 years): \$0

Long Term Impact: \$0

**SUGGESTED BOARD ACTION:**

Staff recommends: Staff recommends approval of the submitted phase.



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**To:** Planning & Zoning Commission

**From:** Dan VandeVoorde

**Board Meeting Date:** April 13<sup>th</sup>, 2021

**Re:** Selby Hair Salon Tract

**EXECUTIVE SUMMARY:**

Applicant is seeking approval for the Site Plan associated with the construction of a new hair salon near the Henry Clay/Redbud intersection, and approval of variance request for building setbacks. The property owner is Robert Selby with Allstate Consultants as design firm. Review was performed by MECO Engineering on behalf of the City of Ashland.

**DISCUSSION:** Due to the construction of the round a bout at the Henry Clay/Broadway intersection the owners of the hair salon located 309 E Broadway are wanting to build a new structure to continue the hair salon business north of the current location. This new location will have parking that is accessed off of Redbud.

Due to the irregular shape of the lot and possible grading issue to allow for ample parking they are asking for a variance to reduce the rear yard setback from 25' to 15'.

**FISCAL IMPACT:**

Short Term Impact (cost proposed legislation the next 2 years): \$0

Long Term Impact: \$0

**SUGGESTED BOARD ACTION:**

Staff recommends approving the Site Plan and variance request.