

Staff Report

ACTION ITEM: Consider a request to approve a final plat of Williams Creek Estates submitted by SM Richards Properties LLC.

APPLICANT: SM Richards Properties LLC. (Shane Richards)

APPLICANT STATUS: Property Owner

PURPOSE: To subdivide an existing tract of land.

SIZE: 1.60 Acres

PRESENT USES: A C-2 General Commercial (Farmland).

PROPOSED USE: C-2 General Commercial District (Portable Building Sales)

SURROUNDING LAND USE: North, South, and West are C-2 General Commercial Districts; East is R-2 in all directions

HISTORY: N/A

TRANSPORTATION AND PARKING: It will be up to MODOT if access can be made to the property from E Jackson Blvd.

APPLICABLE REGULATIONS: Land Subdivision Regulations (Chapter 57) and Zoning Regulations (Chapter 65)

2024 COMPREHENSIVE PLAN: Single Family (Currently zoned C-2 General Commercial)

FLOODPLAIN INFORMATION: This property is located in a floodplain and floodway per FEMA panel 29031C0232E DATED 9-29-2011

PHYSICAL CHARACTERISTICS: Williams Creek runs on the West side of this property.

COMMENTS: This property was sold from the Nitsch Farms LP tract in December 2024. Both parties didn't go through the final plat process before having it recorded with the Cape Girardeau County Recorder of Deeds.

ACTION REQUIRED: The Commission shall approve or deny this request. The Commission's action serves as a recommendation to the Board of Alderman. A positive recommendation requires a simple majority of the Board of Alderman for approval, and a negative recommendation requires a super-majority (6 votes).