

AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
March 20, 2014

SUMMARY

A request by Larry and Krista Pope (owners) for approval of a two-lot replat of R-1 (One-Family Dwelling) zoned property, to be known as "Southland Plat 1-A". The 0.81-acre subject site is located on the south side of Southland Drive, approximately 800 feet west of Rock Quarry Road. (Case #14-25)

DISCUSSION

This is a request to subdivide an existing 0.81-acre R-1 zoned lot into two for single-family residential development. The proposed subdivision parallels a 16-foot wide sanitary sewer easement that bisects the site from north to south, thereby minimizing its impact on the building envelope of each resultant lot.

The proposed plat meets all applicable City Zoning and Subdivision Regulations standards.

RECOMMENDATION

Approval of the proposed replat

ATTACHMENTS

- Locator aerial and topographic maps
- 11X17" reduction of plat

SITE HISTORY

Annexation Date	1969
Existing Zoning District(s)	R-1 (One-Family Residential District)
Land Use Plan Designation	Neighborhood District
Subdivision/Legal Lot Status	Lot 102 of Southland Plat 1

SITE CHARACTERISTICS

Area (acres)	0.81 acre
Topography	Flat
Vegetation/Landscaping	Grassed open space with interspersed trees
Watershed/Drainage	Clear Creek
Existing structures	None

UTILITIES & SERVICES

Sanitary Sewer	City Public Works
Water	City Water & Light
Electric	Boone Electric Cooperative
Fire Protection	Columbia Fire Department

ACCESS

Southland Drive	North of site
Major Roadway Plan	City-maintained local residential street
CIP Projects	No capital improvements are planned

PARKS & RECREATION

Neighborhood Parks	Rock Quarry Park is ¼ mile northeast of site
Trails Plan	No existing or proposed trails adjacent to site
Bicycle/Pedestrian Plan	No existing or proposed bike/ped facilities adjacent to site

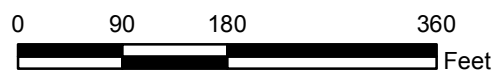
Report prepared by Steve MacIntyre; approved by Patrick Zenner

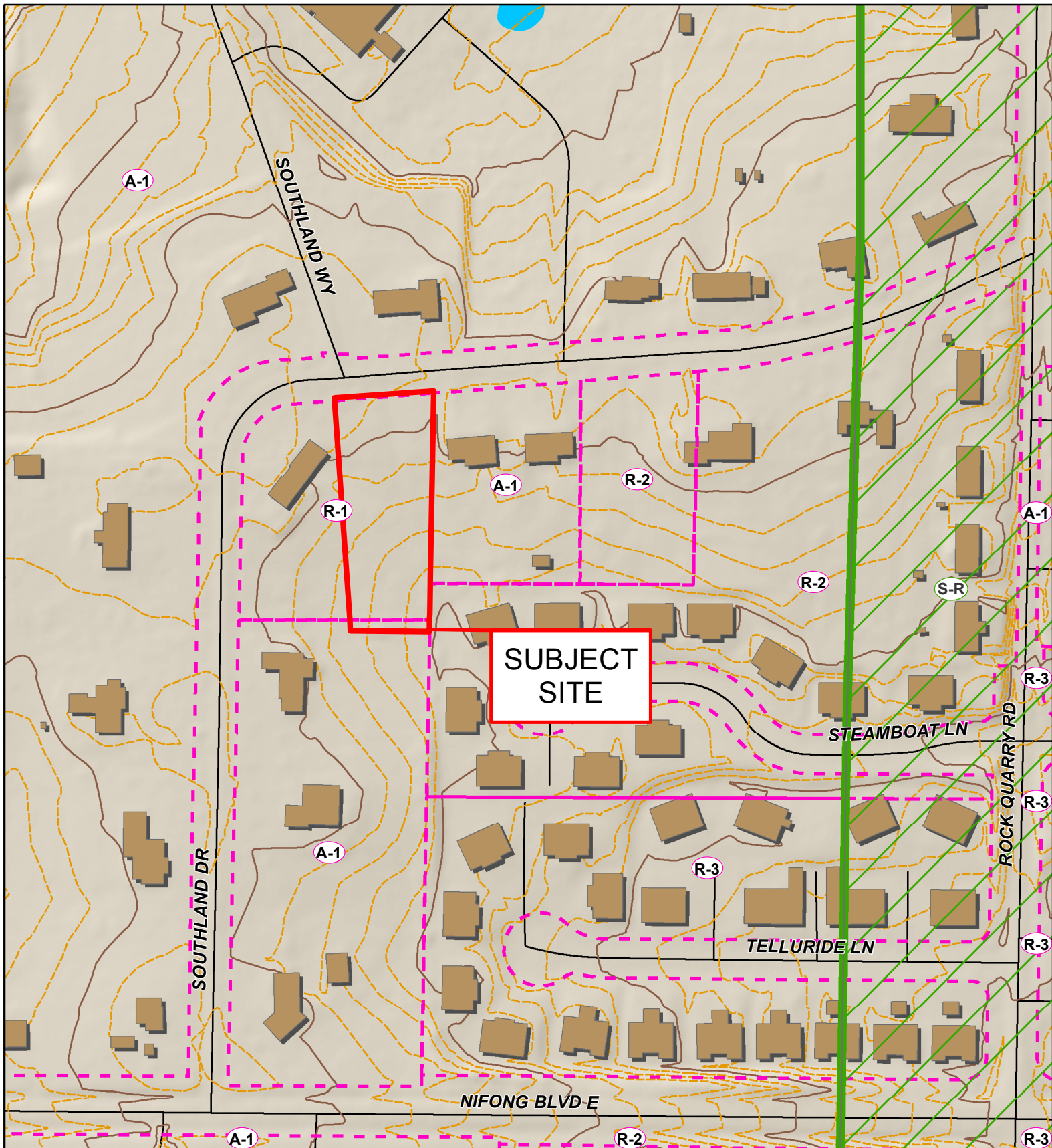


14-25: Southland Plat 1-A Replat



Hillshade Data: Boone County GIS Office
Parcel Data Source: Boone County Assessor
Imagery: Boone County Assessor's Office, Sanborn Map Company
Created by The City of Columbia - Community Development Department





14-25: Southland Plat 1-A Replat

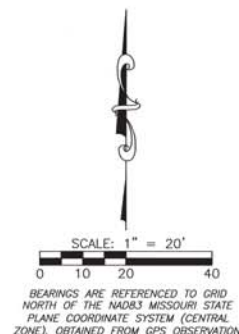


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0 90 180 360
Feet

LEGEND

- IRON PIPE CAP #2001006115
- EXISTING
- SET
- RECORD
- BENCH MARK
- DRILL HOLE
- IRON PIPE
- REBAR
- MONUMENT
- PERMANENT MONUMENT
- RIGHT OF WAY MARKER
- STONE
- BOONE COUNTY SURVEY
- RADIAL LINE
- CENTERLINE
- 0.000
- 00.00 AC
- SQUARE FEET
- ACRES
- EXISTING PIPELINE



NOTES

- THIS IS AN URBAN CLASS SURVEY.
- RECORD TITLE INFORMATION FOR THIS PLAT WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, FILE NO. 1304899, DATED JULY 12, 2013.
- ALL IRONS ARE TO BE SET AFTER CONSTRUCTION UNLESS OTHERWISE NOTED.
- ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
- SQUARE FOOTAGES ARE CALCULATED VALUES AND ARE NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.
- THIS TRACT IS SUBJECT TO TWO UNDEFINED EASEMENTS FOR TEXAS EMPIRE PIPE LINE RECORDED IN BOOK 189, PAGE 147 AND BOOK 207, PAGE 557. PHYSICAL LOCATION OF PIPELINES HAS BEEN SHOWN ON THE PLAT.
- THIS TRACT IS SUBJECT TO A SIDEWALK VARIANCE SO THAT A SIDEWALK SHALL NOT BE REQUIRED ALONG THAT PORTION OF THE SOUTHLAND DRIVE FRONTAGE ADJACENT TO LOT 101 AND LOT 102 WITHIN SOUTHLAND PLAT 1 PER CITY ORDINANCE NO. 21868.

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE BOONE COUNTY FLOOD INSURANCE RATE MAP #29019002900 DATED MARCH 17, 2011.

STREAM BUFFER STATEMENT

THIS TRACT IS NOT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2014.

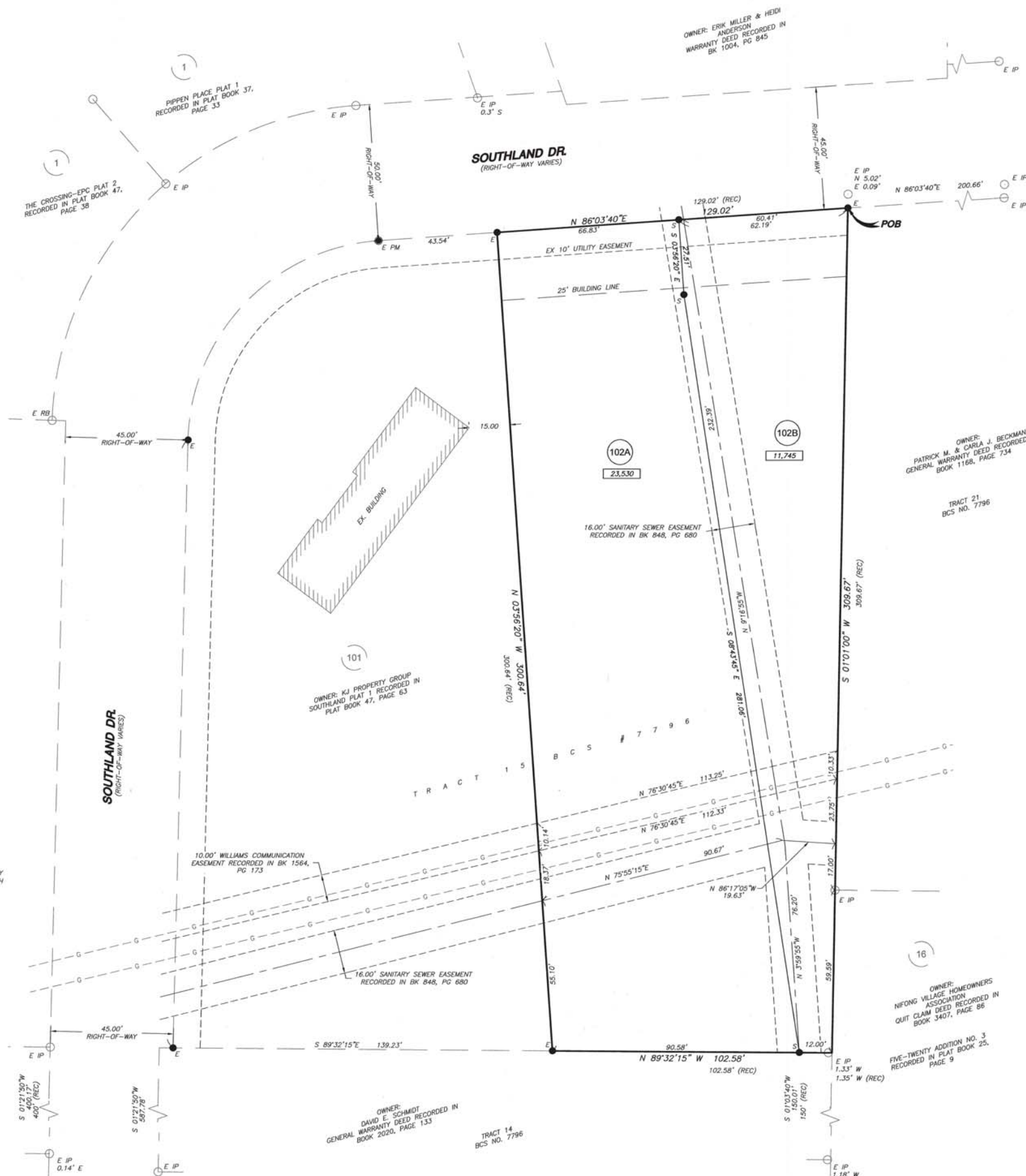
DR. RAYMAN PURI, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI

THIS _____ DAY OF _____, 2014

ROBERT McDAVID, MAYOR

SHEELA AMIN, CITY CLERK



FINAL PLAT

SOUTHLAND PLAT 1-A

A REPLAT OF LOT 102 OF SOUTHLAND PLAT 1 AS
RECORDED IN PLAT BOOK 47, PAGE 63

FEBRUARY 10, 2014



LOCATION MAP
NOT TO SCALE

KNOW ALL MEN BY THESE PRESENTS

LARRY D. AND KRISTA L. POPE, HUSBAND AND WIFE, BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT. IN WITNESS WHEREOF, LARRY D. AND KRISTA L. POPE HAS CAUSED THESE PRESENTS TO BE SIGNED.

EASEMENTS, OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

Larry D. Pope
LARRY D. POPE

Krista L. Pope
KRISTA L. POPE

STATE OF MISSOURI }
COUNTY OF BOONE } SS

ON THIS 10 DAY OF MARCH, IN THE YEAR 2014, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED LARRY D. POPE AND KRISTA L. POPE, HUSBAND AND WIFE, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

Spencer Haskamp
SPENCER HASKAMP

NOTARY PUBLIC
MY COMMISSION EXPIRES JULY 11, 2015

CERTIFICATION

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 48 NORTH, RANGE 12 EAST, BEING LOT 102 OF SOUTHLAND PLAT 1, RECORDED IN PLAT BOOK 47, PAGE 63, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 102 AND ALONG THE EASTERLY LINE OF SAID LOT S 01°10'10" W 309.67' FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT N 86°03'40" E 129.02' FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE ALONG THE WESTERLY LINE OF SAID LOT N 03°56'20" W 300.64' FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE ALONG THE NORTHERLY LINE OF SAID LOT N 86°03'40" E 129.02' FEET TO THE POINT OF BEGINNING AND CONTAINING 35,275 SQUARE FEET.

I HEREBY CERTIFY THAT I SURVEYED THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY
A CIVIL GROUP

Jay Gebhardt
JAY GEBHART
DATE 3/7/14
L.S. 2001001909

STATE OF MISSOURI }
COUNTY OF BOONE } SS

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 10 DAY
OF MARCH, 2014.

Spencer Haskamp
SPENCER HASKAMP

NOTARY PUBLIC
MY COMMISSION EXPIRES JULY 11, 2015.



A CIVIL GROUP

CIVIL ENGINEERING - PLANNING - SURVEYING
3401 BROADWAY BUSINESS PARK COURT
SUITE 105
COLUMBIA, MO 65203
PH: (573) 817-5750, FAX: (573) 817-1677
MISSOURI CERTIFICATE OF AUTHORITY: 2001006115