

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 78-14

AN ORDINANCE

approving the Final Plat of Southland Plat 1-A, a Replat of Lot 102 of Southland Plat 1; accepting the dedication of rights-of-way and easements; authorizing a performance contract; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council hereby approves the Final Plat of Southland Plat 1-A, a Replat of Lot 102 of Southland Plat 1, as certified and signed by the surveyor on March 7, 2014, a subdivision located on the south side of Southland Drive and west of Rock Quarry Road, containing approximately 0.81 acre in the City of Columbia, Boone County, Missouri, and hereby authorizes and directs the Mayor and City Clerk to sign the plat evidencing such approval.

SECTION 2. The City Council hereby accepts the dedication of all rights-of-way and easements as dedicated upon the plat.

SECTION 3. The City Manager is hereby authorized to execute a performance contract with Larry Pope in connection with the approval of the Final Plat of Southland Plat 1-A. The form and content of the contract shall be substantially as set forth in "Exhibit A" attached hereto.

SECTION 4. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2014.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

PERFORMANCE CONTRACT

This contract is entered into on this _____ day of _____, 20 14 between the City of Columbia, MO ("City") and LARRY POPE ("Subdivider").

City and Subdivider agree as follows:

1. Subdivider shall construct, erect and install all improvements and utilities required in connection with the final plat of SOUTHLAND PLAT 1-A, including sidewalks and all improvements and utilities shown on the plat and related construction plans, within 36 months after the City Council approves the plat.
2. If street, utility or other construction of public improvements should occur on or adjacent to land in the subdivision at the initiative of the City Council, as benefit assessment projects, Subdivider agrees to bear Subdivider's equitable and proportionate share of construction costs, as determined by such assessments.
3. No utility service connections or occupancy permits shall be issued to the Subdivider or to any other person for any structure on land in the subdivision unless and until all utilities and improvements have been constructed, erected and installed in the structure and upon the lot or lots on which the structure is situated in accordance with all applicable ordinances, rules and regulations of the City.
4. No occupancy permit shall be issued to Subdivider or any other person for any structure constructed on land in the subdivision unless the street and sidewalk adjacent to the structure have been completed in compliance with the City's Standard Street Specifications.
5. City may construct, erect or install any improvement or utility not constructed, erected or installed by Subdivider as required by this contract. City may perform such work using City employees or City may contract for performance of the work. Subdivider shall reimburse City for all costs and expenses incurred by City in connection with the construction, erection or installation of improvements in utilities under this paragraph. Subdivider agrees to pay City all expenses and costs, including reasonable attorneys' fees, incurred by City in collecting amounts owed by Subdivider under this paragraph.
6. City shall not require a bond or other surety to secure the construction of the improvements and utilities required in connection with the final plat.
7. The obligations of Subdivider under this contract shall not be assigned without the express consent of the City Council.

8. The remedies set forth in this contract are not exclusive. City does not waive any other remedies available to enforce Subdivider's obligations under this contract or to recover damages resulting from Subdivider's failure to perform its obligations under this contract.

9. This contract is not intended to confer any rights or remedies on any person other than the parties.

IN WITNESS WHEREOF, the parties have executed this contract on the day and year first above written.

CITY OF COLUMBIA, MISSOURI

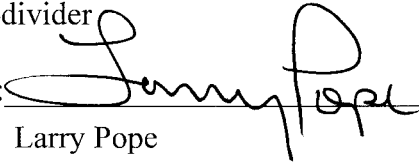
BY: _____
Mike Matthes, City Manager

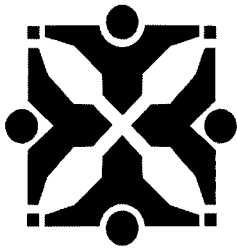
ATTEST:

Sheela Amin, City Clerk

APPROVED AS TO FORM:

Fred Boeckmann, City Counselor

Subdivider
BY: 
Larry Pope



Source: Community Development - Planning

Agenda Item No:

To: **City Council**
From: **City Manager and Staff**

Council Meeting Date: Apr 7, 2014

Re: Southland Plat 1-A - replat (Case 14-25)

EXECUTIVE 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:

The applicant is requesting approval of a two lot plat on R-1 (One-Family Dwelling District) zoned land to accommodate the construction of two single-family detached houses. The plat has been reviewed by City departments and external agencies, and meets all applicable requirements of the City's Zoning and Subdivision Regulations.

At its meeting on March 20, 2014, the Planning and Zoning Commission voted unanimously (7-0) to recommend approval of the proposed replat. There was little discussion, and no members of the public spoke on this request.

Locator maps, a reduced copy of the plat, and performance contracts are attached.

FISCAL IMPACT:

None

VISION IMPACT:

<http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php>

None

SUGGESTED COUNCIL ACTIONS:

Approval of the proposed replat

FISCAL and VISION NOTES:					
City Fiscal Impact Enter all that apply		Program Impact		Mandates	
City's current net FY cost	\$0.00	New Program/ Agency?	No	Federal or State mandated?	No
Amount of funds already appropriated	\$0.00	Duplicates/Expands an existing program?	No	Vision Implementation impact	
Amount of budget amendment needed	\$0.00	Fiscal Impact on any local political subdivision?	No	Enter all that apply: Refer to Web site	
Estimated 2 year net costs:		Resources Required		Vision Impact?	No
One Time	\$0.00	Requires add'l FTE Personnel?	No	Primary Vision, Strategy and/or Goal Item #	NA
Operating/ Ongoing	\$0.00	Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	NA
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	NA

**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

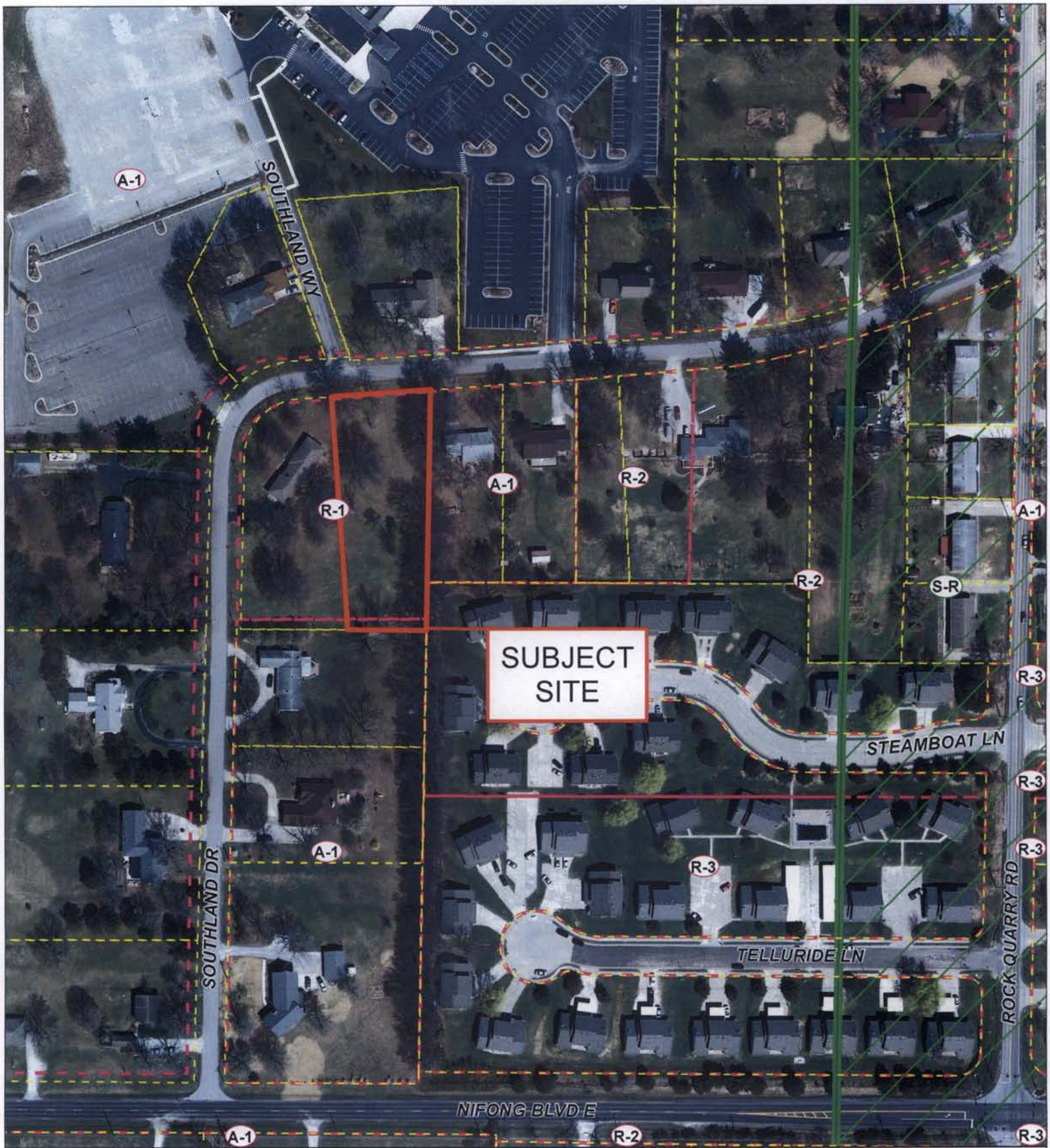
ACCESS

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

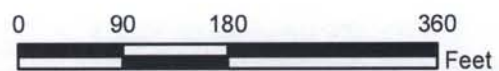
Report prepared by Steve MacIntyre; approved by Patrick Zenner

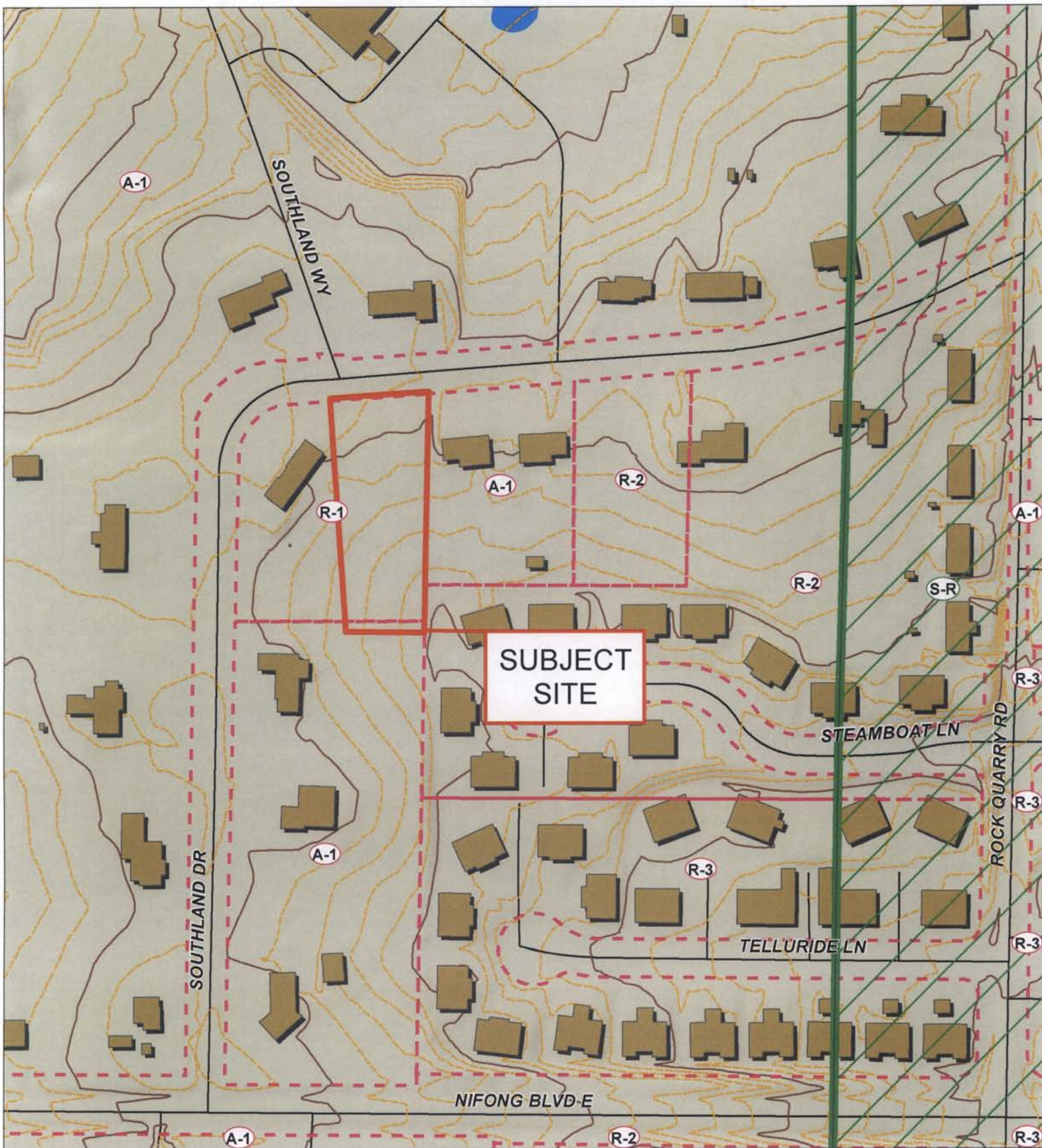


14-25: Southland Plat 1-A Replat



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



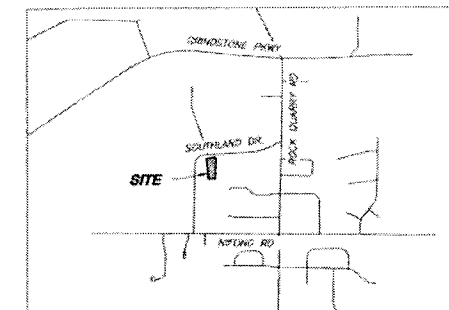
Hillshade Data: Boone County GIS Office
Parcel Data Source: Boone County Assessor
Imagery: Boone County Assessor's Office, Sanborn Map Company
Created by The City of Columbia - Community Development Department

0 90 180 360
Feet

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

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 Masland
SPENCER MASLAND
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 5 01°01'00" W 309.67 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT N 89°32'15" W 102.58 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 NORTHEAST CORNER OF SAID LOT; THENCE ALONG THE NORTHERLY LINE OF SAID LOT N 89°32'15" W 129.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 35,675 SQUARE FEET.

I HEREBY CERTIFY THAT I HAVE 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 Gehring
JAY GEHRING
DATE 5/7/14
L.S. 2007001506

STATE OF MISSOURI
COUNTY OF BOONE

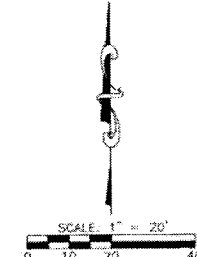
SUBSCRIBED AND AFFIRMED BEFORE ME THIS 10 DAY OF MARCH, 2014.

Spencer Masland
SPENCER MASLAND
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

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
- CENTRAL LINE
- SQUARE FEET
- ACRES
- EXISTING PIPELINE



BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

NOTES

- THIS IS AN URBAN CLASS SURVEY.
- RECORD TITLE INFORMATION FOR THIS PLAT WAS PROVIDED BY WOODHEAD-TITLE COMPANY, FILE NO. 1304895, DATED JULY 12, 2013.
- ALL IRONS ARE TO BE SET AFTER CONSTRUCTION UNLESS OTHERWISE NOTED.
- ALL CURVE DIMENSIONS ARE MEASUREMENTS UNLESS OTHERWISE NOTED AS C-4 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. 21068.

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE BOONE COUNTY FLOOD INSURANCE RATE MAP #28019002900 DATED MARCH 12, 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 GUARDRAILS, BOONE COUNTY, MISSOURI AND ARTICLE 1 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.

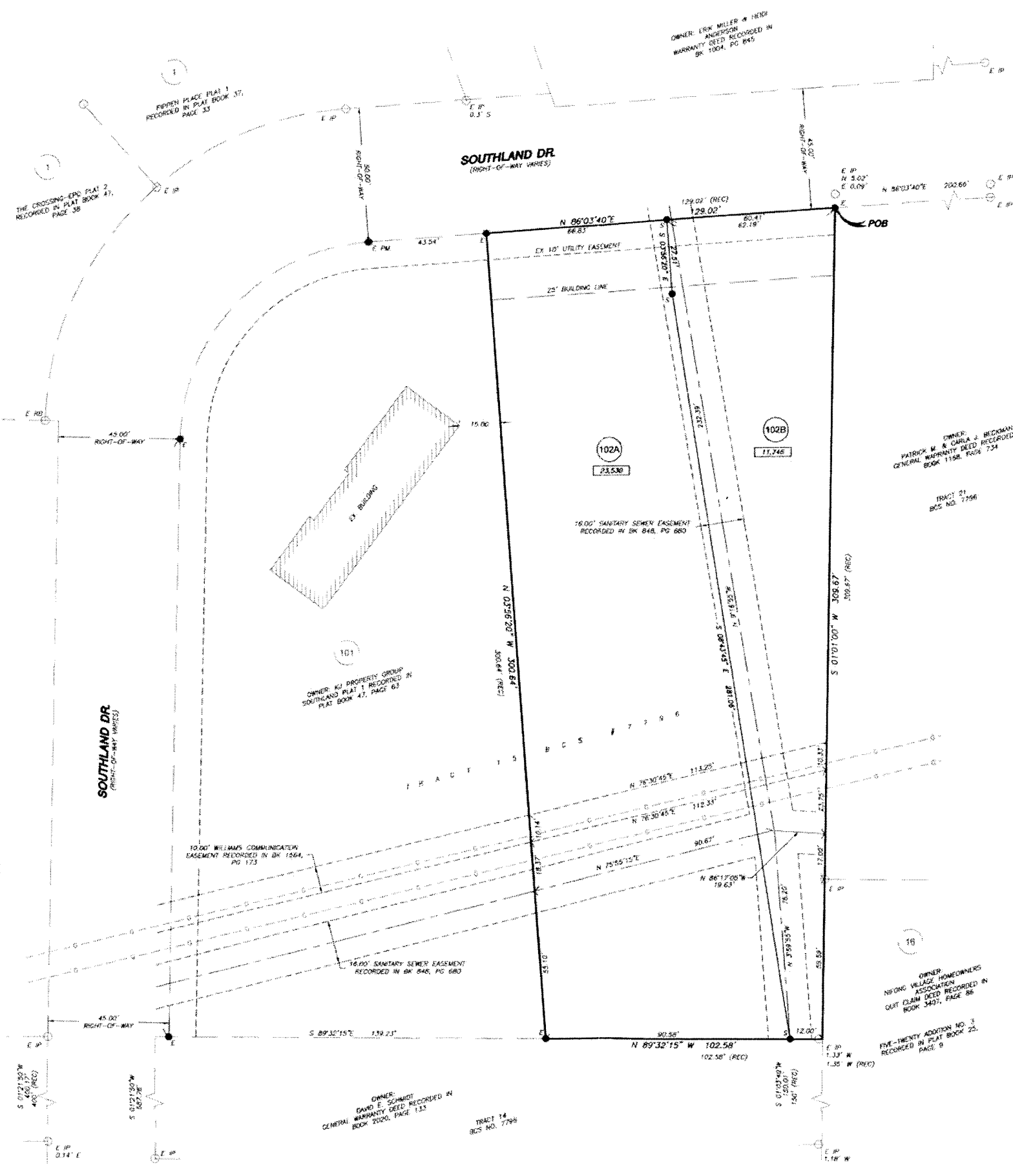
DR. RAYMOND FURLE, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI

THIS DAY OF , 2014

ROBERT MCGUIRE, MAYOR

SHERIA AMIN, CITY CLERK



EXCERPTS

PLANNING AND ZONING COMMISSION MEETING

MARCH 20, 2014

IV) SUBDIVISIONS

Case No. 14-25

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.

DR. PURI: May we have a staff report, please?

Staff report was given by Mr. Steve MacIntyre of the Planning and Development Department.
Staff recommends approval of the proposed replat.

DR. PURI: Commissioners, any questions of the staff? I see none. This is a subdivision item.
We can vote on that, Pat; is that correct?

MR. ZENNER: (Nods head.)

DR. PURI: Let's take a roll call -- do we have a motion to --

MR. LEE: I'll make a motion to approve.

MR. STANTON: Second.

DR. PURI: Mr. Stanton, second?

MR. STANTON: Yes.

DR. PURI: Okay. May we have a roll call, please?

MR. STRODTMAN: This roll call is for approval of Case No. 14-25.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Reichlin,
Mr. Stanton, Mr. Strodtman, Ms. Burns, Mr. Lee, Ms. Loe, Dr. Puri. Motion carries 7-0.**

MR. STRODTMAN: The motion to move to City Council has been approved.

DR. PURI: Okay.