

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
APRIL 4, 2013**

SUMMARY

A request by Allstate Consultants, on behalf of Michael Keevins, for a one-lot, final minor plat to be known as Keevins Estate, Plat 1. The 25-acre site is located west of Rock Quarry Road, 250 feet north of Stags Way. (Case #13-39)

DISCUSSION

The applicant requests approval of a one-lot, final minor subdivision. The 25-acre lot consists of multiple tracts that had previously been surveyed but never platted; therefore this plat will establish legal lot status for the entirety of the site.

The frontage along Rock Quarry Road is subject to a scenic roadway overlay, which encompasses 83 feet from the centerline of the road in either direction. No improvements, save for those listed in 29-21.2 (c) are permitted in this overlay area. These permitted improvements include: street/sidewalk construction or reconstruction, clearing necessary to provide roadway and pedestrian safety features, mowing and the removal of dying trees, and agricultural activities.

The Public Works traffic division has requested 38 feet of right-of-way be dedicated along Rock Quarry Road in anticipation of future improvements. This comports with Option B of the major collectors illustrated in Appendix A of the City's design standards for streets, sidewalks, and bikeways and is generally consistent with ROW dedicated on recently recorded plats on Rock Quarry Road. The plat shows 38 feet to be dedicated for such purpose.

The plat has been reviewed by pertinent departments and agencies, and complies with the Subdivision Regulations.

STAFF RECOMMENDATION

Approval of the minor plat.

SITE CHARACTERISTICS

Area (acres)	25.0
Topography	Varied; slopes downward on west side toward stream
Vegetation	Trees, grass
Watershed	Hinkson Creek

SITE HISTORY

Existing structures	Abandoned house
Existing zoning	A-1 (and Scenic Roadway Overlay along Rock Quarry Road)
Annexation date	1964

UTILITIES & SERVICES

Sanitary Sewer	All City of Columbia services
Water	
Electric	
Fire Protection	

ACCESS

Rock Quarry Road	
Major Roadway Plan classification	Major Collector
Capital Improvement Program projects	Description: Rock Quarry Road capacity upgrade improvement from Stadium Blvd. to Grindstone Pkwy. Cost: \$10 M Timeline: 6-10 years
Right-of-way needed	38 feet; 33 provided on plat

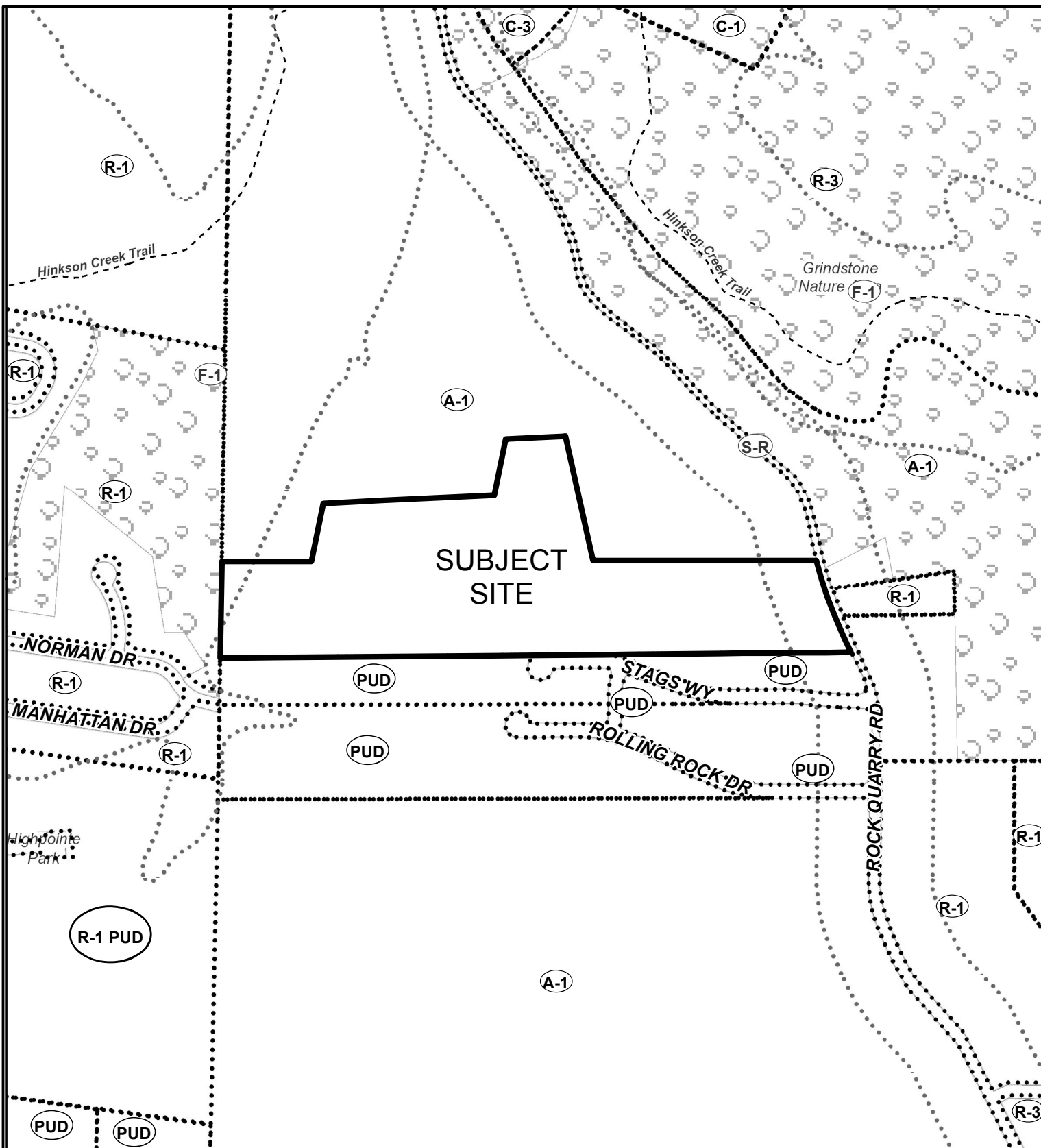
Pedestrian Access Needs	
Sidewalks	Needed along Rock Quarry Road
CATSO Bicycle/Pedestrian Network Plan	Pedways: Rock Quarry Road is an urban trail/pedway

PARKS & RECREATION

Neighborhood Parks Plan	None; Capen Park nearest
Trails Plan	N/A
Trail easement(s)	N/A

Report prepared by ML

Approved by PRJ



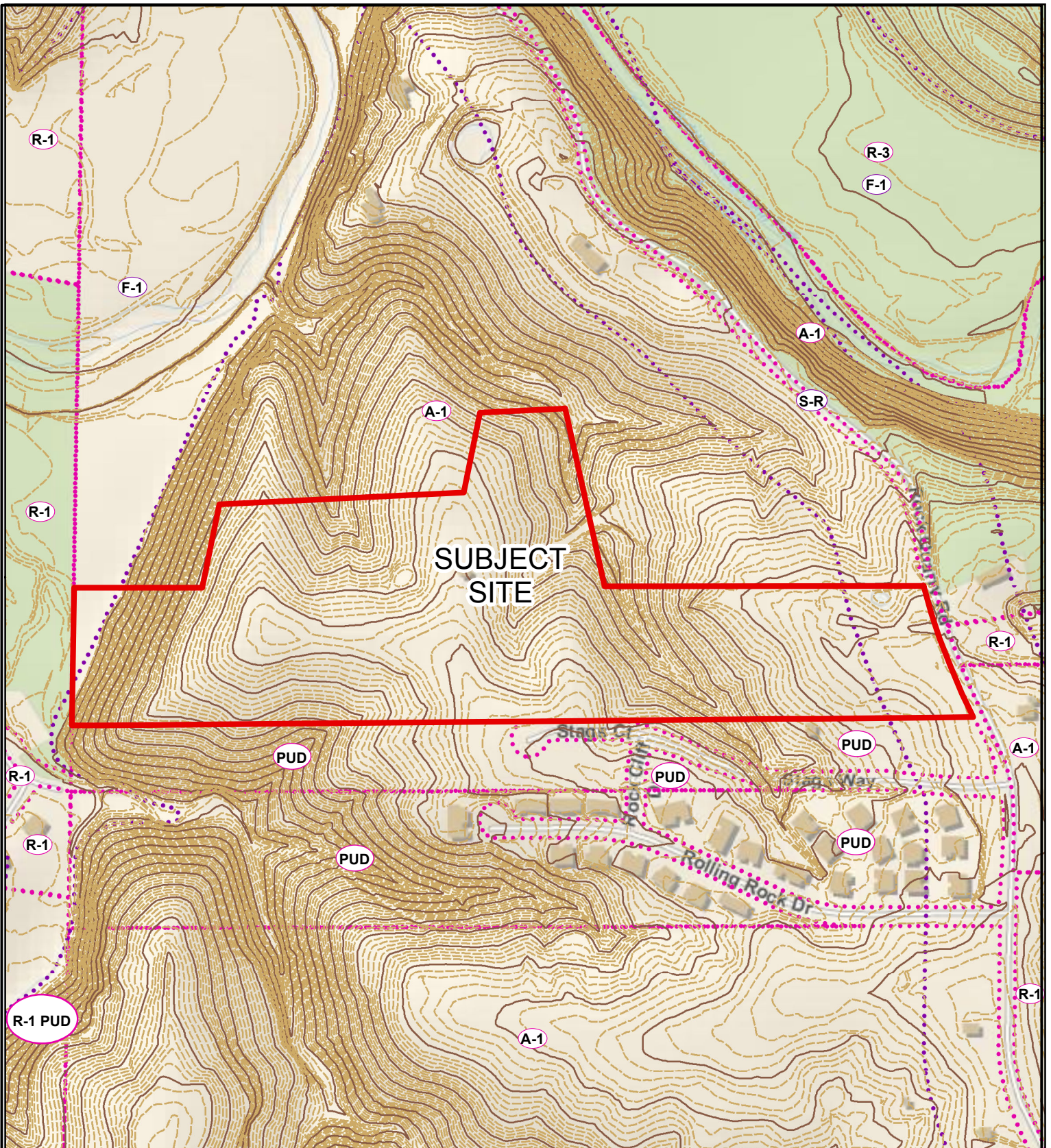
Case 13-39: Final Minor Plat Keevins Estate, Plat 1



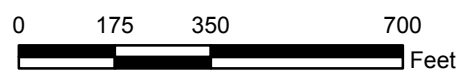
0 250 500 1,000
Feet

1 inch = 500 feet

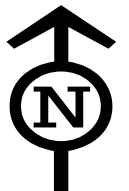




**Case 13-39: Final Minor Plat
KeEVins Estate, Plat 1**

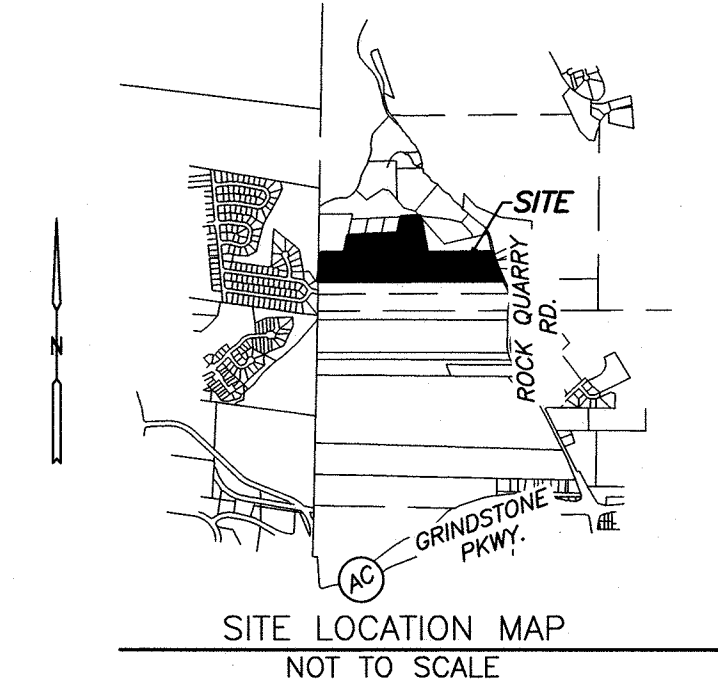


1 inch = 350 feet



KEEVINS ESTATE PLAT 1

FEBRUARY 25, 2013



SCALE: 1" = 100'
0 50 100 200

BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (NAD-83), CENTRAL ZONE AS GATHERED FROM GPS OBSERVATION.

KNOW ALL MEN BY THESE PRESENTS

MICHAEL J. KEEVINS AND JEWEL A. KEEVINS, BEING SOLE OWNERS OF THE BELOW DESCRIBED TRACT, HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, MICHAEL J. KEEVINS AND JEWEL A. KEEVINS HAVE 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.

ROCK QUARRY ROAD IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER.

MICHAEL J. KEEVINS JEWEL A. KEEVINS

STATE OF MISSOURI }
COUNTY OF BOONE } SS

ON THIS _____ DAY OF _____, IN THE YEAR 2013, BEFORE ME, MARLA E. OGLESBY, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MICHAEL J. KEEVINS AND JEWEL A. KEEVINS, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN FINAL PLAT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

MARLA E. OGLESBY NOTARY PUBLIC
MY COMMISSION #12490598
EXPIRES FEBRUARY 28, 2016

CERTIFICATION

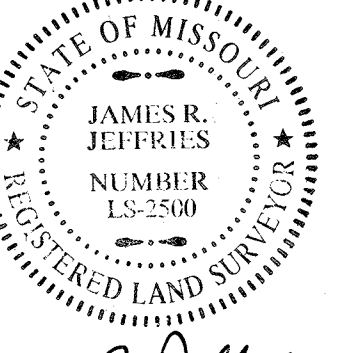
A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4087, PAGE 23, AND SHOWN BY THE SURVEY RECORDED IN BOOK 2405, PAGE 143 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF ROCK QUARRY PUD PLAT 2 RECORDED IN PLAT BOOK 42, PAGE 32 AND THE SOUTHWEST CORNER OF SAID SURVEY RECORDED IN BOOK 2405, PAGE 143; THENCE WITH THE WEST SECTION LINE AND WITH THE LINES OF SAID SURVEY, N01°15'15"E, 360.82 FEET; THENCE LEAVING SAID WEST SECTION LINE AND WITH THE LINES OF SAID SURVEY, N89°38'40"E, 366.65 FEET; THENCE N12°53'50"E, 214.92 FEET; THENCE N87°44'35"E, 660.01 FEET; THENCE N12°57'55"E, 227.97 FEET; THENCE, N87°45'00"E, 218.60 FEET; THENCE, S10°03'45"E, 480.19 FEET; THENCE S89°38'40"E, 879.91 FEET TO THE CENTERLINE OF ROCK QUARRY ROAD AS SHOWN ON BOONE COUNTY SURVEY'S #7779 AND #7636; THENCE WITH SAID CENTERLINE S23°26'45"E, 67.87 FEET; THENCE S21°28'35"E, 280.94 FEET TO THE NORTH LINE OF SAID ROCK QUARRY PUD PLAT 2; THENCE LEAVING SAID CENTERLINE AND WITH THE NORTH LINE OF SAID ROCK QUARRY PUD PLAT 2 S89°28'05"W, 2445.36 FEET THE POINT OF BEGINNING AND CONTAINING 25.41 ACRES.

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

SURVEY AND PLAT BY
ALLSTATE CONSULTANTS LLC

ALLSTATE CONSULTANTS
3312 LEMONE INDUSTRIAL BLVD.
COLUMBIA, MO 65201
(573) 879-8799



James R. Jeffries
JAMES R. JEFFRIES, PLS-2500
MAR-28-2013
DATE

STATE OF MISSOURI }
COUNTY OF BOONE } SS

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 28th DAY OF MARCH, 2013.

Marla E. Oglesby
MARLA E. OGLESBY

NOTARY PUBLIC
MY COMMISSION #12490598
EXPIRES FEBRUARY 28, 2016

MARLA E. OGLESBY
Notary Public - Notary Seal
State of Missouri
County of Boone
My Commission Expires February 28, 2016
Commission # 12490598

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2013.

DOUG WHEELER, CHAIRPERSON

APPROVED BY THE COLUMBIA CITY COUNCIL THIS _____ DAY OF _____, 2013.

ROBERT McDAVID, MAYOR

SHEELA AMIN, CITY CLERK

FLOOD PLAIN STATEMENT

A PORTION OF THIS TRACT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY INCORPORATED MAP, FIRM MAP NO. 29019C0290D, DATED: MARCH 17, 2011.

STREAM BUFFER STATEMENT

THIS PLAT IS NOT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER REQUIREMENTS OF ARTICLE X ACCORDING TO CHAPTER 12A-232 OF THE CITY OF COLUMBIA'S CODE OF ORDINANCES.

LEGEND

- IRON PIPE OR REBAR (UNLESS NOTED OTHERWISE)
- E EXISTING 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
- S SET 1/2" REBAR (UNLESS OTHERWISE NOTED)
- PERMANENT MONUMENT (5/8" REBAR W/ALUM. CAP)
- IP IRON PIPE
- RE REBAR
- (M) MEASURED DISTANCE
- (REC.) RECORD MEASUREMENT
- X_{CH} DRILL HOLE WITH CHISELED "X"
- CL CENTERLINE
- B.C.S. BOONE COUNTY SURVEY #
- SRB SURVEY REC. IN BOOK XXX, PAGE XXX
- W.D. WARRANTY DEED REC. IN BOOK XXX, PAGE XXX
- P.O.B. POINT OF BEGINNING
- X --- FENCE

NOTES

- THIS PLAT CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 4 CSR 2030-16.040(2)(A).
- 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.
- A CURRENT TITLE COMMITMENT WAS NOT AVAILABLE FOR THIS PLAT.
- ROCK QUARRY ROAD IS DESIGNATED AS A SCENIC ROADWAY. THIS TRACT IS SUBJECT TO AN 83-FOOT HALF WIDTH VEGETATION BUFFER AS DESCRIBED BY THE CITY OF COLUMBIA ZONING REGULATIONS, SECTION 29-21.2.