

Introduced by \_\_\_\_\_

First Reading \_\_\_\_\_

Second Reading \_\_\_\_\_

Ordinance No. \_\_\_\_\_

Council Bill No. B 47-06

**AN ORDINANCE**

approving the Final Plat of Springdale Estates Plat No. 9, a minor subdivision; accepting the dedication of rights-of-way and easements; 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 Springdale Estates Plat No. 9, dated December 1, 2005, a minor subdivision located on the northeast corner of Thornberry Drive and Oakland Gravel Road, containing approximately 5.06 acres 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. This ordinance shall be in full force and effect from and after its passage.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor and Presiding Officer

APPROVED AS TO FORM:

\_\_\_\_\_  
City Counselor

Source

Timothy Teddy

**TO:** City Council

**FROM:** City Manager and Staff

**DATE:** January 24, 2006

**RE:** Springdale Estates Plat No. 9 – A final plat of a minor subdivision located on the northeast corner of Thornberry Drive and Oakland Gravel Road, containing approximately 5.06 acres (Case 110-SD-05)



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EXECUTIVE SUMMARY

At its meeting of January 19, 2006, the Planning and Zoning Commission voted unanimously (8-0) to recommend approval of the proposed final plat. The plat would create three R-3 zoned lots. One of the lots consists of Bear Creek and its floodway and could be acquired by the City for greenbelt trail purposes.

A staff report, locator map, reduced copy of the plat and excerpts from the minutes of the Planning and Zoning Commission meeting are attached.

SUGGESTED COUNCIL ACTION

The Planning and Zoning Commission recommends approval of the proposed final plat.

Fiscal Impact

YES

NO

W

Other Info.

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
JANUARY 19, 2006**

**ITEM NO.** 110-SD-05

**SUBDIVISION NAME**

Springdale Estates Plat No. 9 - A final plat of a minor subdivision

**LOCATION**

On the northeast corner of Oakland Gravel Road and Thornberry Drive

**PROPERTY SIZE**

Approximately 5.06 acres

**EXISTING ZONING**

R-3

**PROPOSED USE**

Unknown

**SITE CHARACTERISTICS**

The site is relatively flat and drops off into Bear Creek, which runs along the north side of the site. All but the southeast corner of the site is within the 100-year flood plain for Bear Creek. There is some tree cover on the site, primarily in the northern part. There is an existing day care center on the south part of the site (on Lot 81A). The site is in the Bear Creek drainage basin.

**PARKLAND NEEDS/GREENBELT**

This part of the City is in need of additional neighborhood park land, according to the Neighborhood Parks Plan. Bear Creek, which is a designated greenbelt, runs along the north side of the site. Lot 81C is a 1.01-acre lot which consists of Bear Creek and some of its floodplain. The Lot is being created so that it could be acquired by the City for the Bear Creek greenbelt trail.

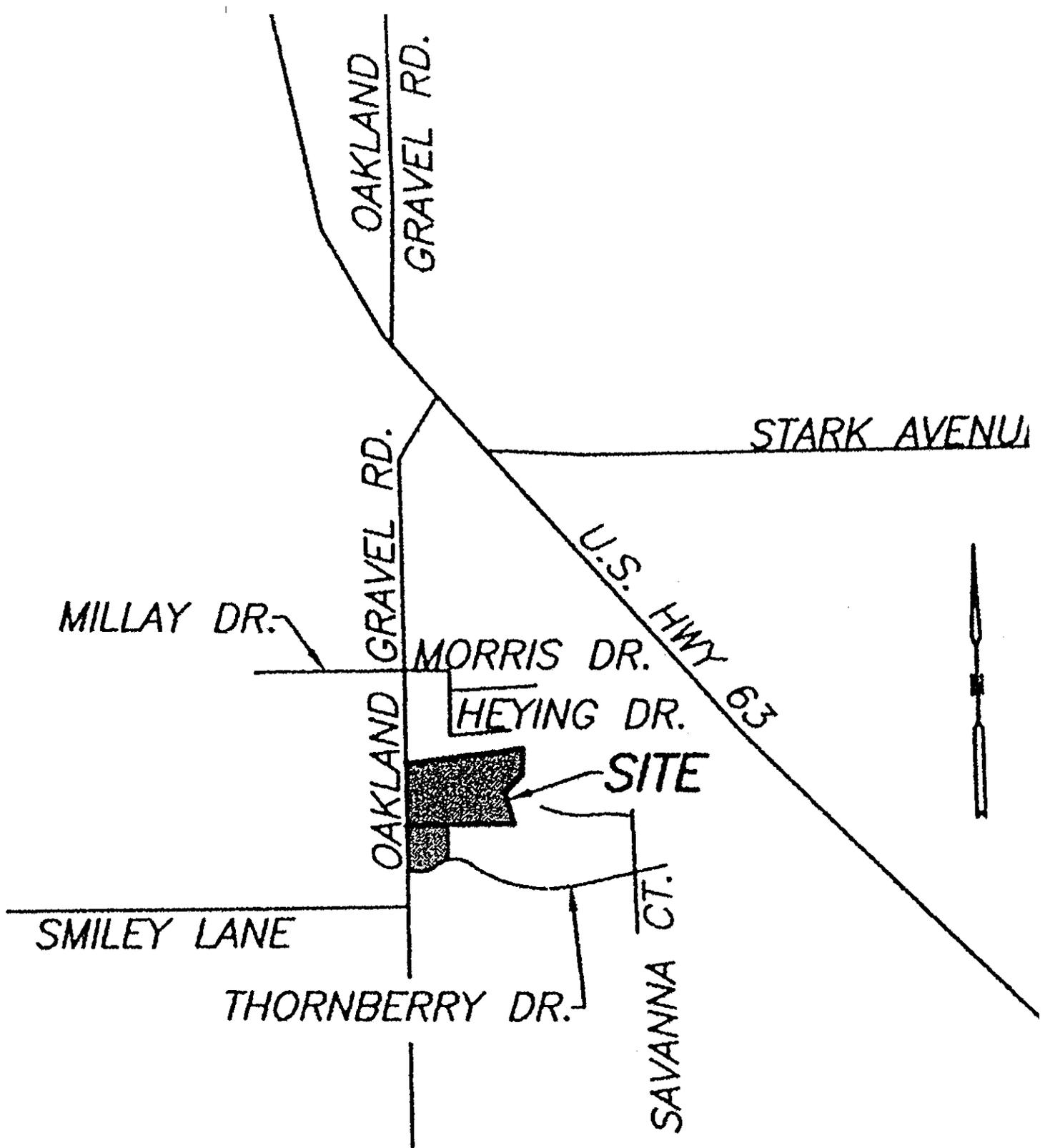
**UTILITIES**

**Sanitary Sewers:** The City's Bear Creek Outfall Sewer runs along the north side of the site. There are also some City 8-inch sanitary sewers running through the site.

**Water:** A City 12-inch water line runs along the east side of Oakland Gravel Road, adjacent to the site.

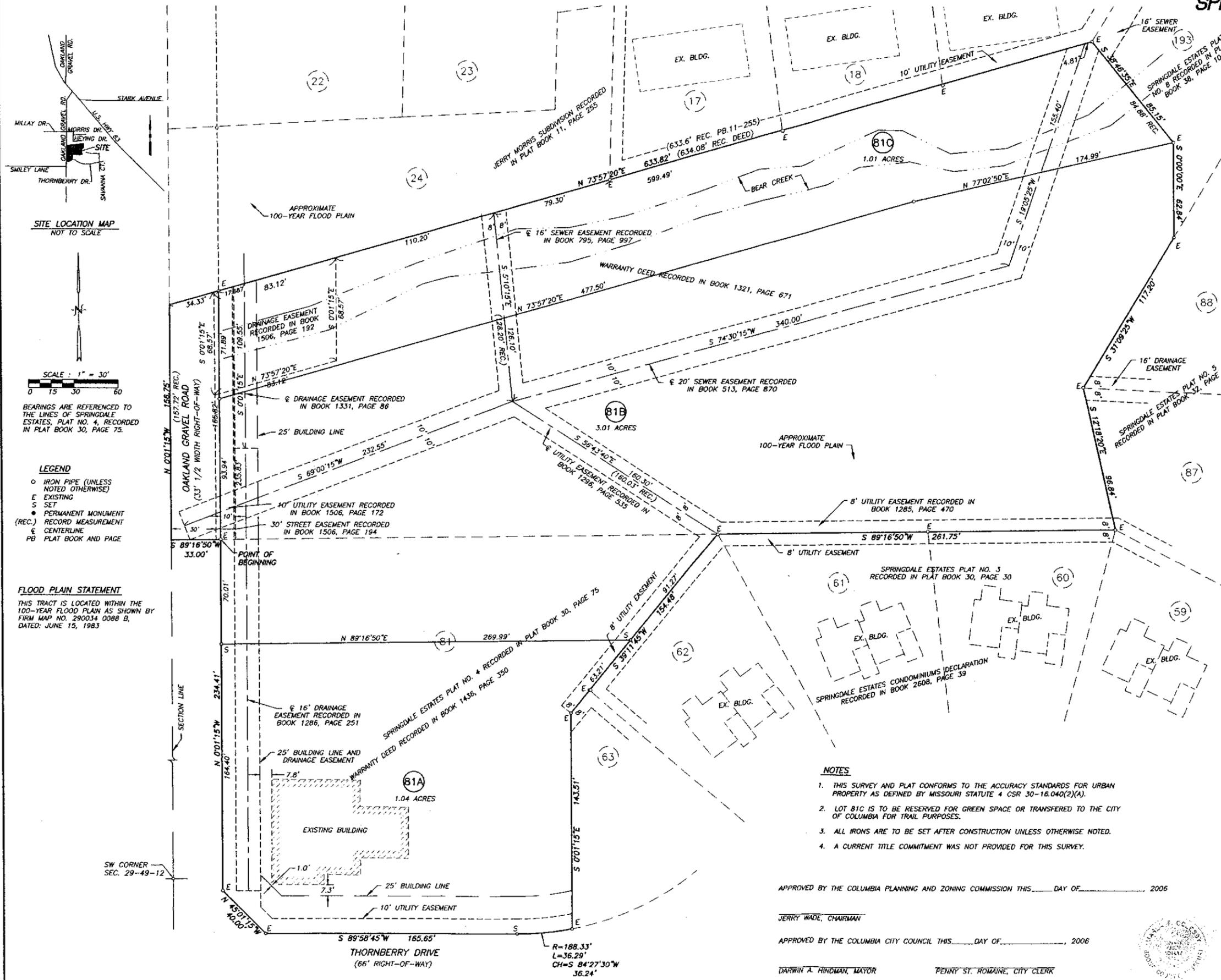
**Electricity:** The subject site is served by Boone Electric Cooperative.



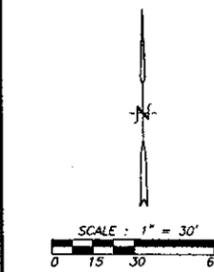


FINAL PLAT  
**SPRINGDALE ESTATES PLAT NO. 9**  
 DECEMBER 1, 2005

FINAL PLAT - SPRINGDALE ESTATES PLAT NO. 9



**SITE LOCATION MAP**  
 NOT TO SCALE



BEARINGS ARE REFERENCED TO THE LINES OF SPRINGDALE ESTATES, PLAT NO. 4, RECORDED IN PLAT BOOK 30, PAGE 75.

- LEGEND**
- IRON PIPE (UNLESS NOTED OTHERWISE)
  - E EXISTING
  - S SET
  - PERMANENT MONUMENT
  - (REC.) RECORD MEASUREMENT
  - ⊕ CENTERLINE
  - PB PLAT BOOK AND PAGE

**FLOOD PLAIN STATEMENT**  
 THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FIRM MAP NO. 290034 0088 B, DATED: JUNE 15, 1983

**KNOW ALL MEN BY THESE PRESENTS**  
 G & W ENTERPRISES, LLC AND HOMEVIEW DEVELOPMENTS, LLC, BEING SOLE OWNERS OF THE BELOW DESCRIBED TRACT, HAVE CAUSED THESE PRESENTS TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.  
 IN WITNESS WHEREOF, GLEN A. STROTHMANN FOR G & W ENTERPRISES, LLC AND HOMEVIEW DEVELOPMENTS, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED.  
 EASEMENTS, OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE PUBLIC USE, FOREVER.  
 ADDITIONAL RIGHT-OF-WAY FOR OAKLAND GRAVEL ROAD IS HEREBY DEDICATED FOR PUBLIC USE FOREVER.  
 G & W ENTERPRISES, LLC HOMEVIEW DEVELOPMENTS, LLC

GLEN A. STROTHMANN, MEMBER GLEN A. STROTHMANN, MEMBER  
 STATE OF MISSOURI } SS  
 COUNTY OF BOONE

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR 2006, BEFORE ME, MARLA E. OGLESBY, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED GLEN A. STROTHMANN, MEMBER OF G & W ENTERPRISES, LLC AND MEMBER OF HOMEVIEW DEVELOPMENTS, LLC, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN FINAL PLAT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME ON BEHALF OF SAID COMPANIES FOR THE PURPOSES THEREIN STATED.

MARLA E. OGLESBY NOTARY PUBLIC,  
 COMMISSION NUMBER 04470428  
 MY COMMISSION EXPIRES JANUARY 10, 2008

**CERTIFICATION**  
 A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 49 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 1321, PAGE 671 AND IN BOOK 1436, PAGE 350 AND BEING A REPLAT OF LOT 81 OF SPRINGDALE ESTATES PLAT NO. 4 RECORDED IN PLAT BOOK 30, PAGE 75 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 81; THENCE LEAVING THE LINES OF SAID LOT 81 S89°16'50"W, 33.00 FEET TO THE WEST LINE OF SAID SECTION 29; THENCE WITH SAID WEST LINE, N0°01'15"W, 156.75 FEET TO THE SOUTHWEST CORNER OF LOT 24 OF JERRY MORRIS SUBDIVISION, RECORDED IN PLAT BOOK 11, PAGE 255; THENCE WITH THE SOUTH LINE OF SAID SUBDIVISION N73°57'20"E, 633.82 FEET TO THE WESTERMOST CORNER OF LOT 193 OF SPRINGDALE ESTATES PLAT NO. 8, RECORDED IN PLAT BOOK 38, PAGE 104; THENCE LEAVING THE LINES OF SAID JERRY MORRIS SUBDIVISION AND WITH THE LINES OF SAID LOT 193, S38°46'35"E, 85.15 FEET; THENCE S0°00'00"E, 62.84 FEET TO THE WEST LINE OF SPRINGDALE ESTATES PLAT NO. 5, RECORDED IN PLAT BOOK 32, PAGE 37; THENCE LEAVING SAID LOT 193 AND WITH THE LINES OF SAID SPRINGDALE ESTATES PLAT NO. 5, S31°09'25"W, 117.20 FEET; THENCE S12°18'20"E, 96.84 FEET TO THE NORTHEAST CORNER OF LOT 80 OF SPRINGDALE ESTATES PLAT NO. 3, RECORDED IN PLAT BOOK 30, PAGE 30; THENCE LEAVING THE LINES OF SAID SPRINGDALE ESTATES PLAT NO. 5, AND WITH THE LINES OF SAID SPRINGDALE ESTATES PLAT NO. 3, S89°16'50"W, 261.75 FEET; THENCE S38°11'45"W, 154.48 FEET; THENCE S0°01'15"E, 143.51 FEET TO THE SOUTHWEST CORNER OF LOT 81 OF SPRINGDALE ESTATES PLAT NO. 4, RECORDED IN PLAT BOOK 30, PAGE 75; THENCE LEAVING THE LINES OF SAID SPRINGDALE ESTATES PLAT NO. 3, AND WITH THE LINES OF SAID LOT 81 OF SPRINGDALE ESTATES PLAT NO. 4, 36.29 FEET ALONG A 188.33 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S84°27'30"W, 36.24 FEET; THENCE S89°58'45"W, 165.65 FEET; THENCE N45°01'15"W, 40.00 FEET; THENCE N0°01'15"W, 234.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.08 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, P.C.  
 DAVID T. BUTCHER, PLS-2002014095  
 DATE 1/3/2006

STATE OF MISSOURI } SS  
 COUNTY OF BOONE  
 SUBSCRIBED AND AFFIRMED BEFORE ME THIS 5th DAY OF JANUARY, 2006.

MARLA E. OGLESBY NOTARY PUBLIC,  
 COMMISSION NUMBER 04470428  
 MY COMMISSION EXPIRES JANUARY 10, 2008

- NOTES**
- THIS SURVEY AND PLAT CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI STATUTE 4 CSR 30-16.040(2)(A).
  - LOT 81C IS TO BE RESERVED FOR GREEN SPACE OR TRANSFERRED TO THE CITY OF COLUMBIA FOR TRAIL PURPOSES.
  - ALL IRONS ARE TO BE SET AFTER CONSTRUCTION UNLESS OTHERWISE NOTED.
  - A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.

APPROVED BY THE COLUMBIA PLANNING AND ZONING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006

JERRY WADE, CHAIRMAN

APPROVED BY THE COLUMBIA CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006

DARWIN A. HINDMAN, MAYOR PENNY ST. ROMAINE, CITY CLERK



RECEIVED  
 JAN 05 2006  
 PLANNING DEPT.

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**January 19, 2006**

**110-SD-05 Springdale Estates Plat No. 9 - a final plat of a minor subdivision, located on the northeast corner of Oakland Gravel Road and Thornberry Drive, containing approximately 5.06 acres.**

MR. WADE: May we have a staff report, please?

Staff report was given by Mr. Charles Bondra of the Planning and Development Department. Staff recommends approval of the proposed final plat.

MR. WADE: Are there any questions of staff? Mr. Barrow?

MR. BARROW: On the plat, 81C, there's a dash line that's defined as Bear Creek. Is that the creek or is that the drainage easement, or, I mean, I just --

MR. BONDRA: I believe it's the creek. Let me look at this.

MR. BARROW: It says Bear Creek, and then further down, it says drainage easement. I'm not sure --

MR. TEDDY: No. They're separate call-outs for the floodplain, so I think it's the creek channel.

MR. BONDRA: Yeah. It's the creek channel, and then there's another drainage easement over it, I think.

MR. BARROW: That's great. How did they define the creek channel? How do they know where that is? Is there a drop-off or -- I just bring it up because storm water -- in the Storm Water Task Force, that's --

MR. BONDRA: I don't know, but Mr. Shy is in the audience who is the engineer on the project. He could probably tell you.

MR. BARROW: I hate to put you on the spot, but we've been arguing about what says creek and what's not a creek, and you apparently defined those?

MR. SHY: So, you're going to put me on the spot, huh?

MR. BARROW: Sorry.

MR. SHY: I'm Ron Shy. I live at 5600 South Highway KK. That is the creek channel as defined by the topographic map. It is basically, it would be the channel itself, the bottom of the channel.

MR. BARROW: Great.

MR. SHY: And, granted, it may not be that way a month from now, but that's what it was when we were there.

MR. BARROW: Do you remember if that was the dotted line on the topo map or continuous blue line?

MR. SHY: Let me think. I think on the topo map, it was probably a continuous blue line.

MR. BARROW: Thank you.

MR. SHY: Okay.

MR. WADE: Are there further questions? This is not a public-hearing item. Do you have any other comments you would like to make to us?

MR. SHY: I don't really have any comments. This was a remnant from the overall development that just needed to be platted. You can see there's a lot of easements on the site. And we met with the Park Department with regard to that lot for the trail -- future trail. So, we were just posturing it for something he might want to do with it in the future. He has no particular plans for it right now.

MR. WADE: Okay. Thank you.

MR. SHY: You're welcome.

MR. WADE: Commissioners? Mr. Cady?

MR. CADY: I'm familiar with this area. We've platted some stuff around here. The other Springdale Estates. I think it's appropriate to go ahead and plat it into the lots that they're proposing, and I recommend approval of it.

MR. WHEELER: Second.

MR. WADE: It's been moved and seconded that we recommend approval. Is there discussion on the motion? Mr. Barrow?

MR. BARROW: Well, I just wanted to commend the landowner for working with the City Parks & Rec for creating a lot that would accommodate a greenbelt trail.

MR. WADE: Further discussion? Roll call, please?

MR. LAMB: The motion has been made and seconded to recommend approval of Item 110-SD-05, Springdale Estates Plat No. 9.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Wade, Mr. Wheeler, Mr. Barrow, Mr. Cady, Mr. Daugherty, Mr. Lamb, Mr. Meier, Mr. Rice. Motion carries 8-0.**