

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 52-09

AN ORDINANCE

approving the Final Plat of Gans Creek Recreation Area, a minor subdivision; accepting the dedication of rights-of-way and easements; granting variances from the Subdivision Regulations; 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 Gans Creek Recreation Area, dated December 29, 2008, a minor subdivision located south of Gans Road and west of Gans Creek Road, containing approximately 318.29 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. Subdivider is granted a variance from the requirements of Section 25-28(a)(1) of the Subdivision Regulations so that the subdivision plat may be drawn at a scale of 1" = 200'.

SECTION 4. Subdivider is granted a variance from the requirement of Section 25-45(1) and (2) of the Subdivision Regulations so that Gans Creek Road shall be designed and constructed to allow less than the required center line curvature of 12°30' and without the minimum 200-foot tangent segment between curves.

SECTION 5. Subdivider is granted a variance from the requirements of Section 25-48.1(a) of the Subdivision Regulations so that alternative sidewalks/pedways may be constructed to meander outside the rights-of-way along Gans Road and Gans Creek Road street frontages.

SECTION 6. Subdivider is granted a variance from the requirements of Section 25-56 of the Subdivision Regulations so that utilities shall not be required to be extended to Lot 2 of the property.

SECTION 7. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2009.

ATTEST:

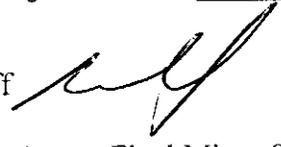
City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

Source: Tim Teddy 

TO: City Council
FROM: City Manager and Staff 
DATE: February 20, 2009
RE: Gans Creek Recreation Area – Final Minor Subdivision
 (Case # 08-112)

FISCAL NOTES:

City Fiscal Impact	
Enter all that apply:	
\$0	City's current net FY cost.
\$0	Amount of Funds Already appropriated
\$0	Amount of budget amendment needed
Estimated 2 yr net costs:	
\$0	One-time
\$0	Operating / On-going
Program Impact:	
N	New program/ agency (Y/N)
N	Duplicates/expands an existing program (Y/N)
N	Fiscal impact on any local political subdivision (Y/N)
Resources Required:	
N	Requires add'l FTE personnel? (Y/N)
N	Requires additional facilities? (Y/N)
N	Requires additional capital equipment? (Y/N)
Mandates:	
N	Federal or state mandated? (Y/N)

EXECUTIVE SUMMARY

A request by The City of Columbia Parks and Recreation Department to plat 318 acres, located south of Gans Road, and generally west of Gans Creek Road.

DISCUSSION

The property is being platted to meet the Subdivision Regulations' definition of a "lot", in order to allow for future development of the City's southeast regional park on the site. The subject property is zoned R-1 (One-Family Dwelling District). The two-lot plat meets all Subdivision Regulation requirements, with the exception of the following sections, for which variances are proposed:

1. Section 25-28(a)(1): Allowing the plat to be drawn at a scale of 1":200' instead of the required 1":100' maximum scale.
2. Section 25045(1) & (2): Allowing the curve radii and tangent lengths between curves, for right-of-way being dedicated for Gans Creek Road, to be less than the minimum required.
3. Section 25-48.1(a): Allowing meandering sidewalks and pedways (8-foot wide sidewalks) to be constructed along the property's street frontages upon future development of the park, instead of constructing the required standard of five-foot wide sidewalks within adjacent road

rights-of-way.

4. Section 25-56: Exempting proposed Lot 2 from having utilities extended to it.

At its meeting on February 5, 2009, the Planning and Zoning Commission voted unanimously (7-0) to recommend approval of the proposed final plat, subject to all remaining departmental comments being adequately addressed. All outstanding issues have since been corrected. No members of the public spoke either for or against this request.

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

FISCAL IMPACT

Fiscal impacts related to the approval of this minor subdivision include the extension of utilities to the site, future improvements to adjacent roadways, and costs associated with the future development of the southeast regional park.

SUGGESTED COUNCIL ACTIONS

Approval of the final minor subdivision and above-mentioned variances

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
FEBRUARY 5, 2009**

ITEM NO.

08-112

SUBDIVISION NAME

Gans Creek Recreation Area – A final plat of a minor subdivision

LOCATION

South of Gans Road, and west of Gans Creek Road

PROPERTY SIZE

Approximately 318.29 acres

PROPERTY OWNER

City of Columbia

EXISTING ZONING

R-1 (One-Family Dwelling District)

PROPOSAL

The property is being platted in order to meet the Subdivision Regulations' definition of a "lot", in order to allow for future development of the City's southeast regional park on the site.

Variances to the following sections of the City's Subdivision Regulations are requested:

1. Section 25-28(a)(1): Allowing the plat to be drawn at a scale of 1":200' instead of the required 1":100' scale.
2. Section 25-45(1) & (2): Allowing the curve radii and tangent lengths between curves, for right-of-way being dedicated for Gans Creek Road, to be less than the minimum required.
3. Section 25-48.1(a): Allowing meandering sidewalks and pedways (8-foot wide sidewalks) to be constructed along the property's street frontages upon future development of the park, instead of constructing the required standard of 5-foot wide sidewalks within adjacent road rights-of-way.
4. Section 25-56: Exempting proposed Lot 2 from having utilities extended to it.

SITE CHARACTERISTICS

The property primarily consists of agricultural and pasture land, with the exception of forested areas along the banks of Gans Creek, which flows east-west through the southern third of the site. Three single-family residences and associated outbuildings are situated on the property, and will be removed upon future park development.

PARKLAND NEEDS/GREENBELT

The entire site is designated for a regional city park. A citizen planning process was initiated by the City Parks and Recreation Department in the fall of 2007 to gather public input and develop conceptual designs. To date, the planning process has resulted in two potential conceptual plan alternatives, which include a combination of active and passive features. Final improvements are subject to funding availability and City Council approval.

Gans Creek, which is a designated greenbelt, flows through the approximate center of the site, from east to west. The northwest corner of the site is within the Clear Creek drainage basin. The remainder of the site is within the Little Bonne Femme drainage basin.

VEHICULAR ACCESS

Access to the site is off both Gans Road and Gans Creek Road. Gans Road is an unimproved paved roadway, designated as a minor arterial by the Major Roadway Plan. The plat shows additional right-of-way for a 50-foot half-width along Gans Road, as required for minor arterial streets.

Maintenance of Gans Road is shared by the City and Boone County. Design plans for Gans Road improvements between Bearfield Road and Discovery Parkway are nearly complete. The City's FY2008 CIP shows this project as occurring more than 10 years in the future.

Gans Creek Road is an unimproved gravel road, designated as a neighborhood collector street. A 30-foot half-width right-of-way is provided on the plat, as required for neighborhood collector streets.

Existing access to the property is provided via residential driveways; two of which are off of Gans Road, and one off Gans Creek Road, which provides access to the center of the site. Future access to the property is unknown at this time, and will be determined concurrent with the park planning process.

UTILITIES

Utility information is as follows:

- The subject site lies within Boone Electric Cooperative's service territory.
- The portion of the tract to the north of Gans Creek is in the City's water service territory. The City has a 12-inch water line located along the north side of Gans Road that could be extended to serve the site. The remainder of the tract is within the jurisdiction of Consolidated Public

Water Supply District (CPWSD) #1. CPWSD #1 has a water line along the north side of the tract, which could be extended to serve the south portion of the site.

- The subject property does not have access to a City sanitary sewer. The nearest City sanitary sewer main is located on the Catholic High School site, on the north side of Gans Road.
- Fire protection service to the south portion of the site, generally south of Gans Creek, will be provided by the Boone County Fire Protection District. The Columbia Fire Department will provide service to the rest of the site.

DISCUSSION

The proposed final subdivision plat would create two R-1 zoned lots. The subdivision plat is required to allow future development of a City regional park. The City public improvements process will continue to involve the public in future public hearings on the southeast regional park design.

Variations to the following sections of the City's Subdivision Regulations are discussed below, with staff comments in *italics*:

1. Section 25-28(a)(1): Allowing the plat to be drawn at a scale of 1":200' instead of the required 1":100' scale. *Staff supports this request since the 1":200' scale improves clarity by allowing the proposed 310-acre Lot 1 to be shown on a single sheet.*
2. Section 25-45(1) & (2): Allowing the curve radii and tangent lengths between curves, for right-of-way being dedicated for Gans Creek Road, to be less than the minimum required. *Gans Creek Road is an existing gravel road, for which no improvements are planned at this time. Staff supports this request, noting that the right-of-way may be modified to achieve the required design criteria upon future road redesign.*
3. Section 25-48.1(a): Allowing meandering sidewalks and pedways (8-foot wide sidewalks) to be constructed along the property's street frontages upon future development of the park, instead of constructing the required standard of 5-foot wide sidewalks within adjacent road rights-of-way. *Staff supports this alternative, since it would provide additional amenity and result in a pedestrian network that is better integrated with the future regional park design.*
4. Section 25-56: Exempting proposed Lot 2 from having utilities extended to it. *This lot is being created by the dedication of right-of-way for existing Gans Creek Road, which separates Lot 2 from the rest of the site. Steep topography and the rocky nature of this lot make it difficult to develop. Since the lot is separated from the rest of the parkland by Gans Creek Road, it is possible that the property may be transferred to the adjacent property owner after subdivision occurs. Staff supports this variance, with the understanding that no development could occur on the 2.3-acre lot without the provision of utility services.*

STAFF RECOMMENDATION

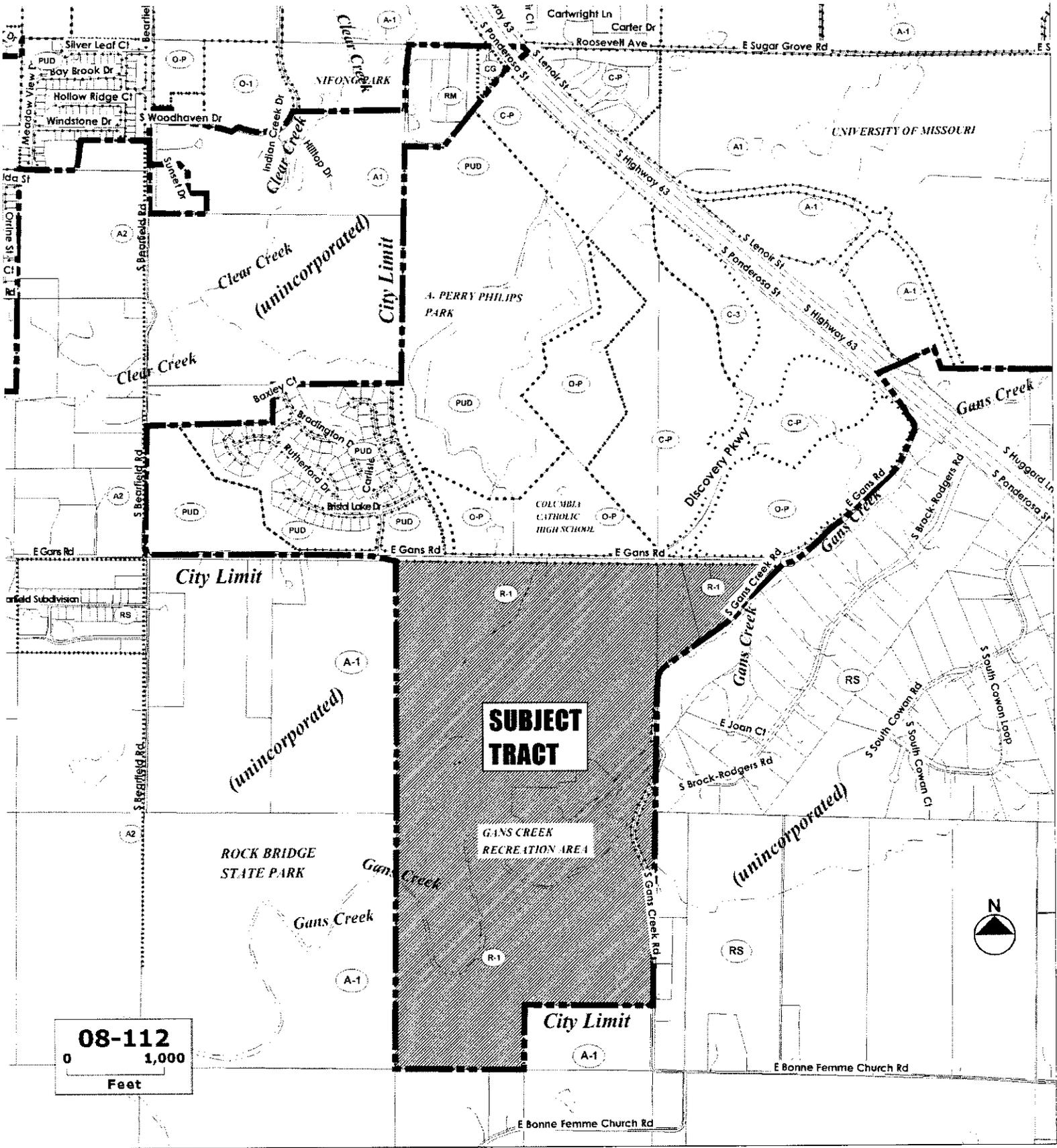
Staff recommends **conditional approval** of the proposed final minor subdivision, subject to meeting all outstanding departmental comments.

Staff recommends **approval** of the following variance requests:

- 1. 1. Section 25-28(a)(1): Allowing the plat to be drawn at a scale of 1":200' instead of the required 1":100' scale.
- 2. Section 25-45(1) & (2): Allowing the curve radii and tangent lengths between curves, for right-of-way being dedicated for Gans Creek Road, to be less than the minimum required.
- 3. Section 25-48.1(a): Allowing meandering sidewalks and pedways (8-foot wide sidewalks) to be constructed along the property's street frontages upon future development of the park, instead of constructing the required standard of 5-foot wide sidewalks within adjacent road rights-of-way.
- 4. Section 25-56: Exempting proposed Lot 2 from having utilities extended to it.

Report written by SM

Approved by  _____



SUBJECT TRACT

GANS CREEK RECREATION AREA

ROCK BRIDGE STATE PARK

UNIVERSITY OF MISSOURI

City Limit

City Limit

City Limit

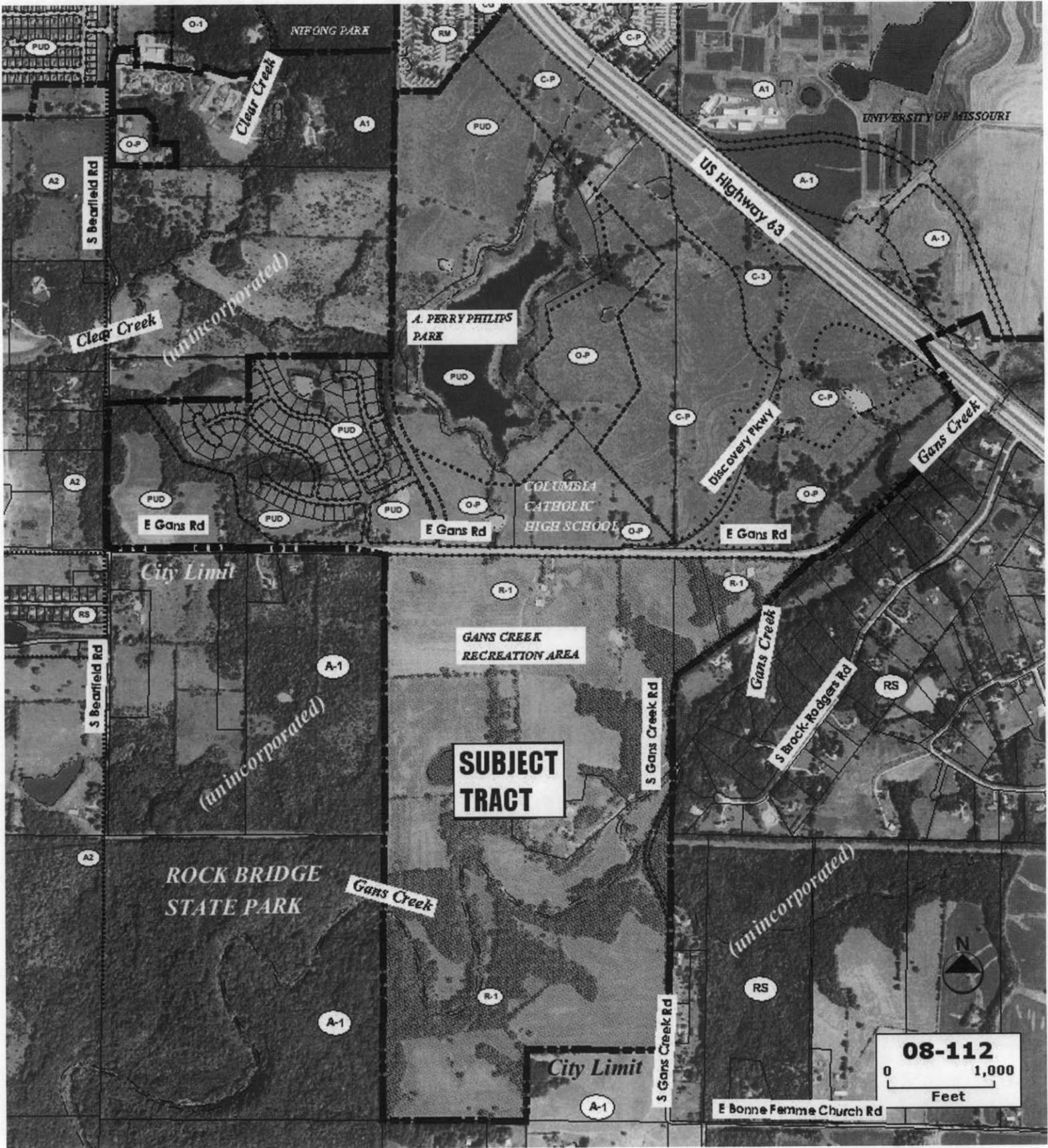
(unincorporated)

(unincorporated)

Clear Creek (unincorporated)

08-112
0 1,000
Feet





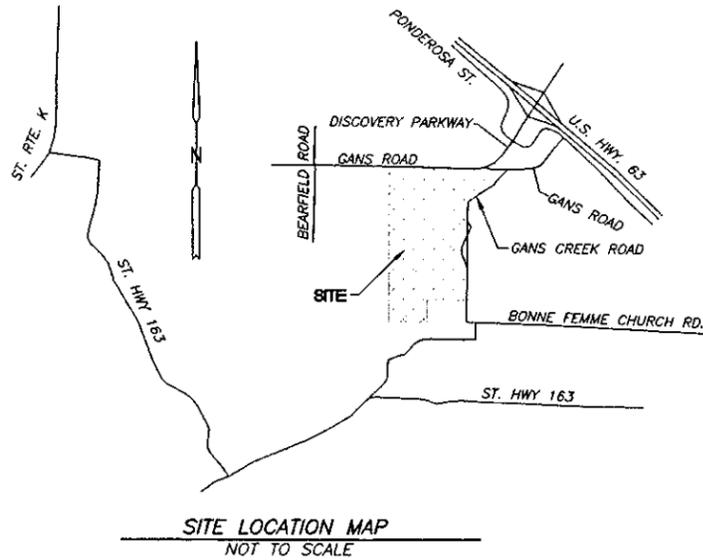
GANS CREEK RECREATION AREA

SECTIONS 4 & 5, TOWNSHIP 47 NORTH, RANGE 12 WEST

COLUMBIA, BOONE COUNTY, MISSOURI

DECEMBER 29, 2008

RECEIVED
FEB 20 2009
PLANNING DEPT.



SITE LOCATION MAP
NOT TO SCALE

NOTES

1. THIS PLAT CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI STATUTE 20 CSR 20.30-16.040(2)(A).
2. RECORD TITLE INFORMATION FOR THIS PLAT WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, TITLE COMMITMENT #0814684, DATED DECEMBER 4, 2008.
3. THIS TRACT MAY BE SUBJECT TO THE RIGHT-OF-WAY AGREEMENT RECORDED IN BOOK 335, PAGE 37 FOR A PIPE LINE AND ASSIGNED BY DOCUMENTS RECORDED IN BOOK 355, PAGE 354 AND BOOK 1430, PAGE 732. THE LOCATION AND WIDTHS ARE UNDEFINED IN SAID DOCUMENTS.
4. THIS TRACT MAY BE SUBJECT TO THE 20' WATERLINE EASEMENT RECORDED IN BOOK 406, PAGE 703. THE CENTERLINE OF THE EASEMENT IS LOCATED ON THE WATERLINE "AS INSTALLED" IN SECTION 5-47-12 AND SECTION 4-47-12.
5. THIS TRACT MAY BE SUBJECT TO THE ELECTRIC EASEMENT RECORDED IN BOOK 479, PAGE 725. THE CENTERLINE OF THE EASEMENT IS LOCATED ON THE POWER LINES "AS INSTALLED" IN THE NW 1/4 OF SECTION 4-47-12, THE EAST HALF OF THE NE 1/4, THE NORTH 60 ACRES OF THE E 1/2 OF THE SE 1/4 AND THE W 1/2 OF THE SE 1/4 OF SECTION 5-47-12.
6. THIS TRACT MAY BE SUBJECT TO THE WATER LINE EASEMENT RECORDED IN BOOK 865, PAGE 710, BEING CENTERED ON THE WATERLINE "AS INSTALLED".
7. ACCORDING TO THE TITLE COMMITMENT, THIS TRACT MAY BE SUBJECT TO THE TERMS AND PROVISIONS OF THE "CONTRACT FOR SALE OF REAL ESTATE" AS RECORDED IN BOOK 3111, PAGE 1112.
8. ALL IRONS ARE TO BE SET UNLESS NOTED OTHERWISE.
9. THE NORTHEAST CORNER OF SECTION 5-47-12 AS SHOWN HEREON WAS MISTAKENLY SHOWN AS THE SOUTHEAST CORNER OF SECTION 32-48-12 ON THE SURVEY RECORDED BOOK 2591, PAGE 91. THE SURVEY RECORDED IN BOOK 491, PAGE 140 AND GANS CREEK SUBDIVISION BLOCK 3 SHOWS THE CORNER TO BE THE CORNER TO SECTIONS 4 AND 5-47-12. THE CORNER TO SECTIONS 32 AND 33-48-12 SHOULD BE 3.30 FEET WEST ACCORDING TO THE ORIGINAL G.L.O. NOTES.

STREAM BUFFER STATEMENT

THE STREAM BUFFER LIMITS SHOWN ON THIS PLAT ARE INTENDED TO COMPLY WITH THE REQUIREMENTS OF ARTICLE X, CHAPTER 12A OF THE CITY OF COLUMBIA'S CODE OF ORDINANCES. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION WITHIN THE BUFFER EXCEPT AS SPECIFICALLY APPROVED BY THE CITY.

FLOOD PLAIN STATEMENT

PART OF THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 290034 0136B, REVISED JUNE 15, 1983.

KNOW ALL MEN BY THESE PRESENTS

THE CITY OF COLUMBIA, BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, H. WILLIAM WATKINS, CITY MANAGER AND SHEELA AMIN, CITY CLERK, HAVE CAUSED THESE PRESENTS TO BE SIGNED.

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

THE RIGHT-OF-WAY FOR GANS ROAD AND GANS CREEK ROAD ARE HEREBY DEDICATED FOR PUBLIC USE FOREVER.

CITY OF COLUMBIA

H. WILLIAM WATKINS, CITY MANAGER

SHEELA AMIN, CITY CLERK

STATE OF MISSOURI }
COUNTY OF BOONE }SS

ON THIS ____ DAY OF _____, IN THE YEAR 2009, BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED H. WILLIAM WATKINS, CITY MANAGER AND SHEELA AMIN, CITY CLERK OF THE CITY OF COLUMBIA, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN FINAL PLAT ON BEHALF OF SAID CITY AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC
MY COMMISSION # _____
EXPIRES _____

APPROVED BY THE COLUMBIA PLANNING AND ZONING COMMISSION
THIS ____ DAY OF _____, 2009.

JEFF BARROW, CHAIRMAN

APPROVED BY THE COLUMBIA CITY COUNCIL THIS ____ DAY
OF _____, 2009.

DARWIN A. HINDMAN, MAYOR

SHEELA AMIN, CITY CLERK

CERTIFICATION

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 4 AND IN THE EAST HALF OF SECTION 5, BOTH IN TOWNSHIP 47 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING THE TRACTS DESCRIBED BY THE TRUSTEE'S DEEDS RECORDED IN BOOK 3214, PAGES 146 AND 147 AND THE WARRANTY DEEDS RECORDED IN BOOK 3214, PAGES 148, 149 AND 150 ALL OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 5-47-12; THENCE WITH THE TOWNSHIP LINE, S88°53'05"E, 2680.90 FEET TO THE CORNER OF SECTIONS 4 AND 5-47-12; THENCE CONTINUING WITH THE TOWNSHIP LINE, S88°42'45"E, 1305.74 FEET TO THE NORTHEAST CORNER OF THE SURVEY RECORDED IN BOOK 1149, PAGE 343 AND THE NORTHERLY LINE OF GANS CREEK SUBDIVISION BLOCK 3, RECORDED IN BOOK 13, PAGE 82; THENCE LEAVING SAID TOWNSHIP LINE AND WITH THE NORTHERLY LINE OF SAID GANS CREEK SUBDIVISION BLOCK 3, S53°52'10"W, 39.04 FEET; THENCE S46°31'25"W, 572.50 FEET; THENCE S34°43'55"W, 156.02 FEET; THENCE S55°02'35"W, 954.02 FEET; THENCE N89°32'25"W, 18.48 FEET TO THE SECTION LINE BETWEEN SAID SECTIONS 4 AND 5; THENCE WITH SAID SECTION LINE, S1°34'40"W, 1464.45 FEET TO THE QUARTER CORNER BETWEEN SAID SECTIONS 4 AND 5; THENCE CONTINUING WITH SAID SECTION LINE, S1°03'45"W, 1987.05 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE QUARTER SECTION OF SAID SECTION 5-47-12; THENCE LEAVING SAID SECTION LINE AND WITH SAID SOUTH HALF, N89°46'00"W, 1318.83 FEET; THENCE S0°53'20"W, 662.51 FEET TO THE SOUTHWEST CORNER THEREOF AND THE SOUTH LINE OF SAID SECTION 5-47-12; THENCE WITH SAID SOUTH SECTION LINE, N89°27'55"W, 1317.14 FEET TO THE SOUTH QUARTER CORNER THEREOF; THENCE WITH THE QUARTER SECTION LINE, N0°43'25"E, 2636.46 FEET TO THE CENTER OF SAID SECTION 5-47-12; THENCE N0°52'50"E, 2632.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 318.29 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.

PREPARED BY

ALLSTATE
CONSULTANTS
3312 LEMONE INDUSTRIAL BLVD.
COLUMBIA, MISSOURI 65201
(573) 875-8799



James R. Jeffries
JAMES R. JEFFRIES, PLS 2500
Feb. 20, 2009
DATE

STATE OF MISSOURI }
COUNTY OF BOONE } SS

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 20th DAY OF February, 2009.

Marla E. Oglesby
MARLA E. OGLESBY

NOTARY PUBLIC
MY COMMISSION #08490598
EXPIRES FEBRUARY 28, 2012



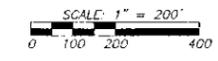
GANS CREEK RECREATION AREA

FINAL PLAT
 SECTIONS 4 & 5, TOWNSHIP 47 NORTH, RANGE 12 WEST
 COLUMBIA, BOONE COUNTY, MISSOURI
 DECEMBER 29, 2008

PREPARED BY
ALLSTATE CONSULTANTS
 3312 LEMONE INDUSTRIAL BLVD.
 COLUMBIA, MISSOURI 65201
 (573) 875-8798

RECEIVED
 FEB 20 2009
 PLANNING DEPT.

James R. Jeffries
 JAMES R. JEFFRIES, PLS. #1500
 FEB 20 2009
 DATE



BEARINGS ARE REFERENCED TO GRID NORTH FROM THE MISSOURI STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, FROM GPS OBSERVATIONS USING GRS MONUMENT 80-15. (GRID FACTOR=0.99990516)

LEGEND

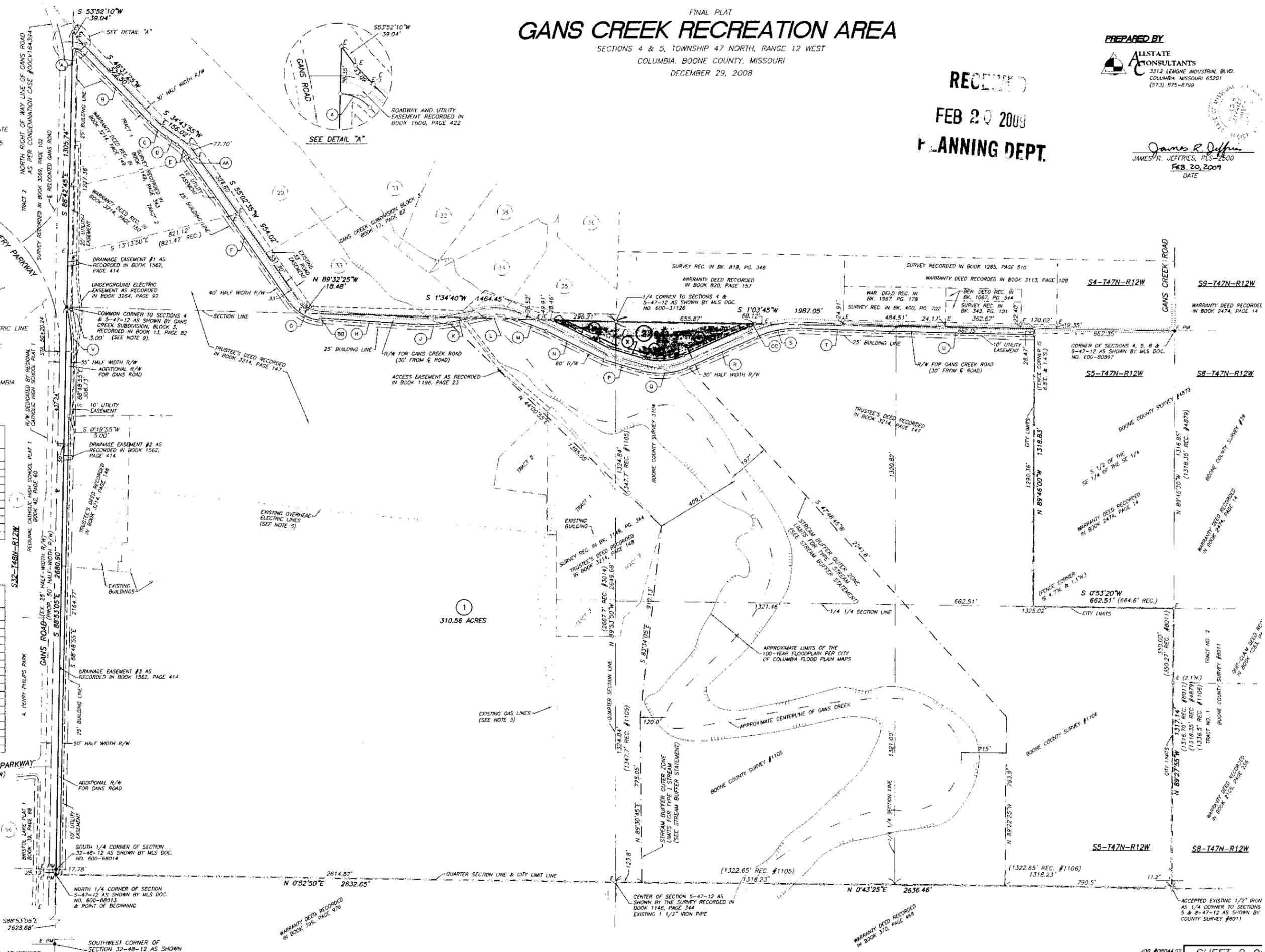
- SET IRON PIPE (UNLESS NOTED OTHERWISE)
- EXISTING
- PM ● PERMANENT MONUMENT (REC.) RECORD MEASUREMENT
- X OH DRILL HOLE WITH CHISELED "X"
- CL CENTERLINE
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING FENCE
- EXISTING OVERHEAD ELECTRIC
- R/W RIGHT-OF-WAY
- EXISTING CITY LIMITS OF COLUMBIA
- STREAM BUFFER
- CENTERLINE

CURVE TABLE FOR PROPOSED RIGHT-OF-WAY

▲	R	L	TAN	
A	44°38'00"	70.00'	54.54'	28.74'
B	11°47'30"	520.00'	109.08'	54.73'
C	20°18'40"	1220.00'	78.00'	39.41'
D	51°07'40"	190.00'	169.55'	90.89'
E	15°13'15"	530.00'	140.80'	70.82'
F	41°10'00"	330.00'	237.10'	123.93'
G	26°25'20"	470.00'	216.74'	110.33'
H	14°23'05"	829.99'	208.39'	104.74'
I	41°10'00"	270.00'	194.09'	101.40'
CC	2°15'35"	530.00'	20.90'	10.45'

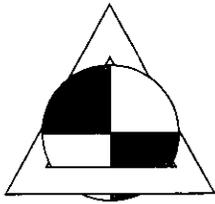
LINE TABLE FOR PROPOSED RIGHT-OF-WAY

LINE	BEARING	DISTANCE
B	S46°31'25"W	454.77'
D	S34°43'55"W	59.62'
F	S55°02'45"W	842.19'
H	S3°54'55"W	463.67'
K	S11°18'20"E	108.86'
L	S1°34'40"W	217.70'
M	S22°12'10"W	147.88'
N	S26°54'05"W	308.05'
P	S16°54'05"W	173.24'
R	S24°15'55"E	347.60'
T	S2°09'30"W	351.02'
U	S1°21'50"W	764.05'
W	S26°54'05"W	297.74'
X	S16°54'05"W	168.00'
Z	S24°15'55"E	347.60'
AA	N34°57'25"E	10.00'
BB	S86°05'05"E	10.00'



310.56 ACRES

NOTE: ALL IRONS ARE TO BE SET UNLESS NOTED OTHERWISE.



allstate consultants LLC
Engineering • Planning • Surveying • Investigative • Geotechnical

December 29, 2008

Mr. Tim Teddy, Director
City of Columbia Department of Planning & Development
701 E. Broadway
Columbia, MO 65205

RECEIVED
DEC 29 2008
PLANNING DEPT.

RE: Final Plat Gans Creek Recreation Area

Dear Mr. Teddy,

On behalf of our client, the City of Columbia Parks and Recreation Department, we are hereby requesting that the City of Columbia grant a variance to Section 25-28 (a)(1), Section 25-45 (1) & (2), Section 25-48.1 (a) and Section 25-56 of the Subdivision Regulations as follows:

Section 25-28 (a)(1): This regulation requires that final plats be drawn to a scale not exceeding 1" = 100'. With the tract being nearly 320 acres in size, we are submitting the final plat drawn at a scale of 1" = 200', which allows the subdivision to be presented graphically on one sheet. If it were presented at a scale of 1" = 100' it would take at least four sheets. It is less confusing with the drawing on one sheet.

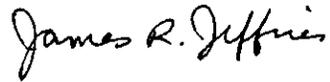
Section 25-45 (1) & (2): This regulation governs geometry of street design. On existing Gans Creek Road the centerline curve radiuses of several of the curves are less than the required 12°30' curve radius for neighborhood collector streets. Also, the tangent lengths between some of the existing curves of the street are less than the minimum required tangent segment of 200 feet. There are no plans for improving Gans Creek Road at this time so the existing gravel road will remain in place. The final plat provides a thirty (30) foot half width right-of-way for Gans Creek Road from the existing centerline, which does not comply with requirements of this section.

Section 25-48.1(a): This regulation requires sidewalks be constructed on both sides of platted streets. Gans Creek Road is currently an unimproved gravel road that traverses along and crosses Gans Creek. There are no plans to improve the road at this time. Topographic features along the gravel road would make it very expensive to construct sidewalks with very little potential of being used given the amount of development in the area. The City of Columbia Parks and Recreation Department has plans to complete sidewalks, pedways and paths within the Gans Creek Recreation Area and A. Perry Philips Park which we feel is a viable alternative to constructing sidewalks along this unimproved gravel road.

Section 25-56: This regulation requires utilities be extended to a platted lot. Lot 2 is being created simply by dedicating right-of-way for Gans Creek Road. The lot has substantial topographic features that make it difficult to be developed and secure utility services. This is a request to waive utility services to Lot 2 until development occurs.

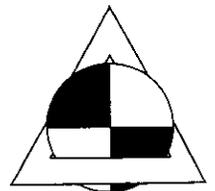
In our opinion, these requests do not conflict with Section 25-20 (a) of the Subdivision Regulations regarding variances. Given its proximity to any development and the topographic features along Gans Creek Road, the public's general health and welfare will not be compromised. If you have any questions or need additional information, please contact us at 875-8799.

Sincerely,
Allstate Consultants LLC



James R. Jeffries, PLS

CC: Michael Griggs, City of Columbia Department of Parks and Recreation



RECEIVED

DEC 29 2008

PLANNING DEPT

CITY OF COLUMBIA, MISSOURI
Application For Subdivision Plat Review

Preliminary Plat _____ Final Plat/Minor Subdivision X _____

Final Plat/Major Subdivision _____ Replat _____

Name of subdivision plat: GANS CREEK RECREATION AREA

Property owner: CITY OF COLUMBIA

Size of property: 318.29 ACRES

Total number of lots proposed: 2

The following items need to be submitted with the proposed plat:

1. Street and/or sanitary sewer construction plans are to be turned in to the Public Works Department Engineering Division for final plats, when applicable. Signature of Public Works Engineer is needed here to certify that plans have been submitted:

Audrey Schaefer 12/29/08 (N/A If no plans are required)
(Signature) (Date)

2. A processing fee, as follows: Preliminary plat: \$200 plus \$1/lot; Final plat: \$200 plus \$1/lot; Replat: \$180. Note: Processing fees are in addition to required recording fees.

3. Any variances to the Subdivision Regulations being requested:
(Please note by Section numbers) 25-28 (a)(1), 25-45 (1), 25-45 (2),
25-48.1, 25-56
(A letter stating justification for the variance is also required.)

4. Certification that the plat submittal is in compliance with the requirements of Sections 25-25 & 25-26 of the Subdivision Regulations (for preliminary plats) and Sections 25-27 & 25-28 of the Subdivision Regulations for final plats). Note: Submittals, which don't comply with the above, will not be scheduled for review.

James R. Jeffries 12/29/08
(Signature of engineer or land surveyor) (Date)

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
February 5, 2009

08-112 Gans Creek Recreation Area - A final minor plat located south of Gans Road and west of Gans Creek Road, containing approximately 318.29 acres.

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

Staff report was given by Mr. Steve MacIntyre of the Planning and Development Department. Staff recommends conditional approval of the proposed final minor subdivision, subject to meeting all outstanding department comments. Staff recommends approval of the following variance requests:

1. Section 25-28(a)(1): Allowing the plat to be drawn at a scale of 1":200' instead of the required 1":100' scale.
2. Section 25-45(1) & (2): Allowing the curve radii and tangent lengths between curves, for right-of-way being dedicated for Gans Creek Road, to be less than the minimum required.
3. Section 25-48.1(a): Allowing meandering sidewalks and pedways (eight-foot-wide sidewalks) to be constructed along the property's street frontages upon future development of the park, instead of constructing the required standard of five-foot-wide sidewalks within adjacent road rights-of-way.
4. Section 25-56: Exempting proposed Lot 2 from having utilities extended to it.

MR. BARROW: Is that it? Thank you. Are there any questions of staff? Do you have a question, Mr. Rice?

MR. RICE: Just is Gans Creek Road and Gans Road, are they on the CIP -- the City CIP yet?

MR. MacINTYRE: Yes, but they're slated for ten-plus years out at this time.

MR. RICE: But they are on there?

MR. MacIntyre: Correct.

MR. RICE: Okay. Thank you.

MR. BARROW: Any other questions? Again, this is not a public hearing, but if anyone has any information that they can add to this, I would invite them to come and speak. Seeing no one. Discussion, Commissioners? Ms. Curby?

MS. CURBY: I think this is very similar to the last one we did and very straightforward, and if no objections from the other commissioners, I would like to move that we approve the request here subject to the conditional approval, meeting all outstanding department comments and the staff recommendations approval for the variance requests, all four of them.

MR. BARROW: Ms. Anthony?

MS. ANTHONY: Second.

MR. BARROW: It's been moved and seconded. Is there any discussion on the motions? Ms. Peters? Very well. When you're ready. Are you ready?

MR. WHEELER: Yeah. I'll write it later.

MR. BARROW: May we have a roll call, please.

MR. WHEELER: A motion has been made and seconded to recommend approval of Gans Creek Recreational Area - A final minor plat located south of Gans Road and west of Gans Creek Road, containing approximately 318.29 acres with the accompanying staff recommendation conditional approval and approval of the variance requests.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Reichlin, Mr. Rice, Mr. Wheeler, Ms. Anthony, Mr. Barrow, Ms. Curby, Ms. Peters. Motion carries 7-0.