City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B 349-14

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 17, 2014

Re: Linkside at Old Hawthorne Plat 2 - final major plat (#14-90)

Documents Included With This Agenda Item

Council Memo, Resolution/Ordinance, Exhibits to Ordinance **Supporting documentation includes:** Plats and Plans

Executive Summary

A request by A Civil Group (agent) on behalf of Hurdle Investments, LLC (owners) for approval of a 79-lot replat of PUD-6 (Planned Unit Development) zoned property, to be known as "Linkside at Old Hawthorne Plat 2". The 14.49-acre subject site is located approximately 800 feet north of Route WW, east of Linkside Drive and west of Old Hawthorne Drive East. (Case #14-90)

Discussion

The applicant is requesting a replat of an existing subdivision in order to reflect the lot layout shown on the PUD Development Plan, which was approved in 2008. In 2009, the City approved a final plat that divided the property into three large common lots, with the intent to replat the property into smaller, buildable lots once demand precipitated construction within the subdivision.

The plat has been delayed due to a request by the applicant to vacate portions of a water line easement that benefits the Public Water Supply District (PWSD) #9. Portions of the easement have now been vacated by PWSD #9, and they approve of the final plat as presented.

Staff finds that the submitted plat substantially conforms with the current PUD Development Plan (which serves as the preliminary plat), and meets all technical zoning and subdivision requirements.

Fiscal Impact

Short-Term Impact: None. Long-Term Impact: None.

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Not Applicable

Strategic Plan Impact: Not Applicable

Comprehensive Plan Impact: Not Applicable

Suggested Council Action

Approval of the final plat for "Linkside at Old Hawthorne Plat 2".

Legislative History

Ord. #20188 (2/16/09): Approved "Linkside at Old Hawthorne Plat 1"

Ord. #20054 (9/15/08): Approved "Linkside at Old Hawthorne" PUD Development Plan

Ord. #18558 (7/5/05): Approved annexation and rezoning to PUD-6

Department Approved

City Manager Approved

Introduced by		
First Reading	Second Reading	
Ordinance No	Council Bill No	<u>B 349-14</u>
AN	ORDINANCE	
Replat of Linkside at Old located north of Route V Hawthorne Drive East; rights-of-way and easem	Linkside at Old Hawthorne Id Hawthorne Plat 1, a sub VW and on the west side caccepting the dedicate thents; authorizing a perfore e when this ordinance shall I	odivision of Old tion of ormance
BE IT ORDAINED BY THE COUNCIL FOLLOWS:	OF THE CITY OF COLUM	IBIA, MISSOURI, AS
SECTION 1. The City Council he Hawthorne Plat 2, a Replat of Linkside a the surveyor on October 22, 2014, a su west side of Old Hawthorne Drive East, Columbia, Boone County, Missouri, and Clerk to sign the plat evidencing such a	t Old Hawthorne Plat 1, as called the control of Recontaining approximately 14 hereby authorizes and direct	ertified and signed by Route WW and on the .49 acres in the City of
SECTION 2. The City Council he easements as dedicated upon the plat.	reby accepts the dedication o	of all rights-of-way and
SECTION 3. The City Manager contract with Hurdle Investments, LLC in Linkside at Old Hawthorne Plat 2. I substantially as set forth in "Exhibit A" a	n connection with the approv The form and content of t	val of the Final Plat of
SECTION 4. This ordinance shapassage.	all be in full force and effe	ect from and after its
PASSED this day of		, 2014.

City Clerk	Mayor and Presiding Officer
APPROVED AS TO FORM:	

PERFORMANCE CONTRACT

This contract is entered into on this _	28th day of July	$\underline{}$, 20/ $\underline{\checkmark}$ between the City
of Columbia, MO ("City") and HURDLE I	NVESTMENTS, LLC. ('Su	ıbdivider").

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 LINKSIDE AT OLD HAWTHORNE PLAT 2, 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 an 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 conthan the parties.	nfer any rights or remedies on any person other
IN WITNESS WHEREOF, the parties have above written.	e executed this contract on the day and year first
	CITY OF COLUMBIA, MISSOURI
	BY: Mike Matthes, City Manager
ATTEST:	
Sheela Amin, City Clerk	
APPROVED AS TO FORM:	
Nancy Thompson, City Counselor	
	Subdivider BY: A A

City of Columbia

701 East Broadway, Columbia, Missouri 65201



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Plats and Plans





14-90: Linkside at Old Hawthorne Plat 2 Final Major Replat

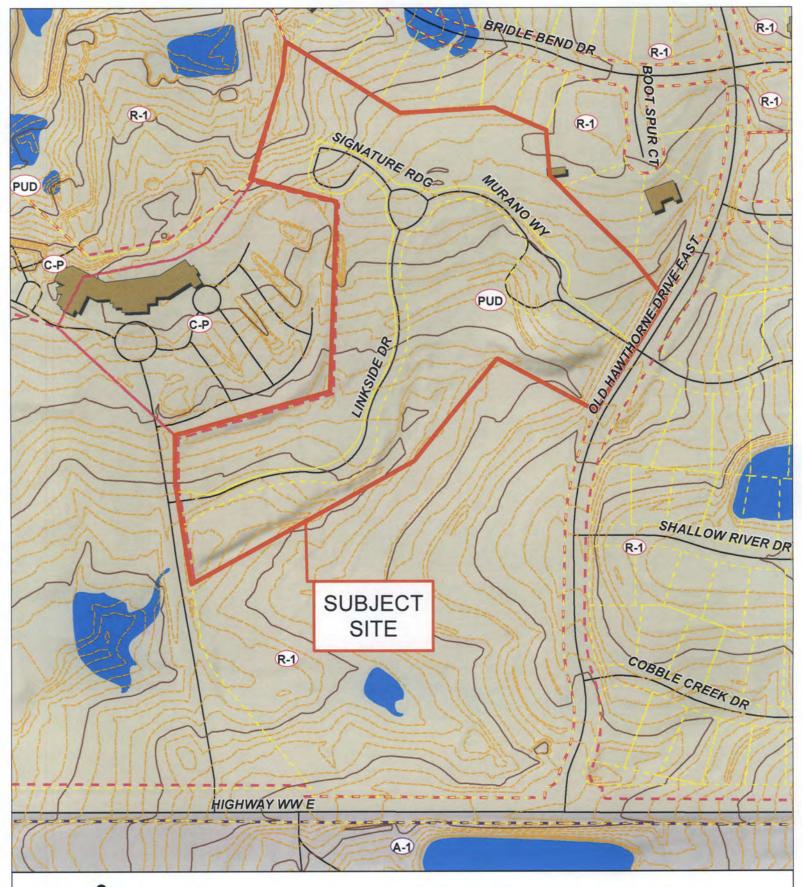
130

260

(N)

520

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





14-90: Linkside at Old Hawthorne Plat 2 Final Major Replat



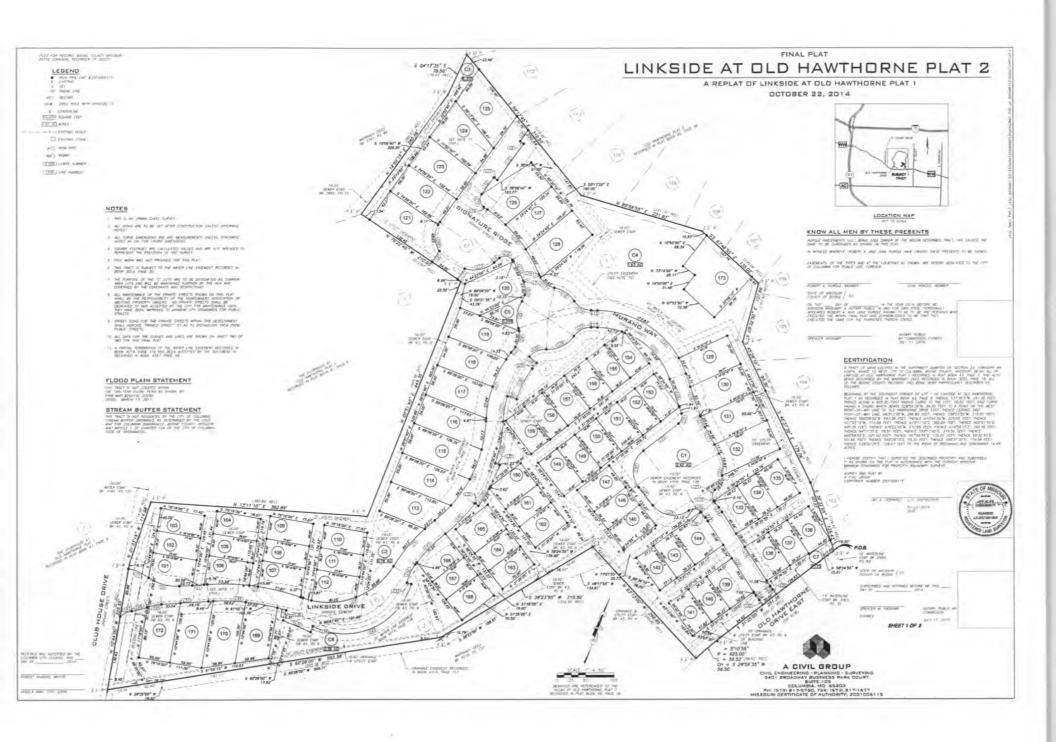
520

Feet

260

130

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



THE THE PERSON MECHANISM OF THE STATE OF THE

			E TABL	
			LENGTH	
10	Scales.	104.00	35.50	2. AP20'15" E. 38.44"
C2	SCREEN.	PLOT	29.89	4 8458 45 E 3559
0	777W W	C16-05	271.39	8 577736° E. CO. H.
Ē4.	379574	EBake	19410	A APPENDED THEFT
ď	1955712	214.00	10630	# (17825° E. 108.3)
C0		29.07	202.37	N DETERMINE TO THE REAL PROPERTY.
			436.51	
27	3420.27	7:5.00	1,80,71	A STREET, S. DEM.
CB	5554.50	50.00	36.13	0.7712745" N. 35785
CW.	5755747	53.00	49.50	× 1219/26" 4 48.00
0.00	555430	.56.00	35.17	= 1815/30, # 30.50
227	670039*	225.00	141.08	IF HERE ME WANTE
cig	dente ter	15.00	23.67	\$ 775425" K. (27.81)
CIJ.	±707131	15.07	54.07	5 5729 25" R. 52-69
200		educ.	71000	4 MALE CO. O. C.
		14000		
cts	8707301	16.00	25.17	
014	31'49 52"	295.02	MESS	1 38432, UNITE
207	2957.00	26.00	25.17	STORY LAST
218	-M5777	55.00		T. NORYSTE, 40081
ptg.	5524.30	36.00	20.17	3.8504.98, C.3178.
320	122576	140.05	401.00	11 7414/05" d. 190,88
627	row	136-00	22.00	E 4404.32, U. 1592.
522	1715-18	56.00	48.69	1. 172915" C. 64-40.
		14.00	20.00	
C23	1975/217		2237	
324	75937	112.00	7625	4.1248,00, E orto
225	426,22.	85.00	241	2.00000, E. 541,
038	V59'55"	115.00	16.27	* 2575 NO. # 10.25
C2.F	(3937)	80.00	240	9.57550C × 247
228	479078"	19.00	240	1.7797 St. 18 20 (T.
129	874278	46.00	20.47	S JANUARY IN SELECT
C30	85,6550.	46.00	72.26	in classic, in series
		18.00	79.83	
C81	219718			
0.00	MRM.	125/80	106.34	a firefati a 1966
033	25.04.00,	36102	25.12	图4500.00.10 10.00
634	585677	35.00	54.76	5 427170" # 5164"
C25	SERVET.	32.07	33.75	5 47% 70° m. 12-48
C.79	20'vest"	Nettor	60.99	2.0020 HZ IN SERVE
237	NEW SO	185-09	25.77	X /119/25" C. 45/0"
6.79	1955/197	265.00	NAT	1.000 67 6 9.26
.0.79	F75620	254.00	200	E-10/2/90/16 St 107
140	1221,36	10000	701	1.2700'00' A 1236'
CPT		284.00	75.80	
	0,40,40,			
642	250.00	\$5,00	50.00	S SENTENCE SELECT
040	100745-307	Quier	Tex.D	1 40°07,00° A; 199 A9
CHE	2972749	266.00	1,78,54	5 7856 (E. G. S.)
CO:	FFSEE	(MI.00	25.77	A 370420 E 23.67
546	OBEM"	114.02	27.30	5.582878" 4.255F
547	30'46'66"	34.00	43.49	5 475E 25 N. ZZ 85
CAS	entity.	#5.00	3476	a retrief at other
633	277277	80.00	11.22	# 2009 25° E 11.64
C34		1/0/00	79.03	4 5355 65" E. JR.66
2.95	ONEST.	60 (E)	2282	# 275928 E 2186
		MICH. 1		
\$5.F	1679.52	367.00	109.42	+ (75/26° I 1666)
229	662772"	10(7.00	109.02	# 4F8725 Y. 11728
CEZ	1927.30	278.00	Cherre.	AUDITOR BUT
282	4756.41	25500	705.67	N DETWINE JULIUS
76t	377575	40,06	1254	II WHENCE DOM:
CN	171795	109.07	15.0	S WITH A BOAT
CN	371736	10800	47.07	水河河 电视频
0.75	APPLEASE.	30.00	15.01	4 W.C. W. S. S. S.
117		157.00	_	THURST WA
SW	ESPERANT.		36.68	
CRS	6820.17	52.00	\$2.00	X 1255 00" C 38.76
190	3024,812	20.00	78.37	3 (6,0%, 5,360,
130	1959/315	10.00	7516	I WORK OUT
CRJ	685017	62.00	755.45	8 1225 W. L. 1006
134	15,0,11,	177.00	140.00	3-65055 E 4676
CHO	358,331	395.37	65.67	A SPECE SEST
CP4	23032	85.70	503	1 STEWN CARE
400	201,00	30.00	/1.03	* NUMBER # 1631
SW.	25,31.1	30.00		
CBA	4622.01	91.00	47.86	五年25日 東 46分
CFF	399570	32.00	28.63	# 700 mil # 25.75
21/0	374946	271.00	159.55	8 569425" N. 148 KJ
2009	8125367	42.00	81.37	2 MW 50" E. 7301
CTUE	arwar.	201.00	143.00	F-59/3925" £ 19.514
Č roz	12739 34	40.00	28.51	a repetit to the
200	AMPLE .	61.00	2000	I MANAGE TO THE ME
4104	443707	91.99	40.75	
CHE	15:36.40	40.00	10.90	TAGRICA TOM
CHOS	583430"	40.00	28.59	工程的工作工作的
	38977	25.00	:207	140000 e 200
CPOT				
CTOP.	5554.50	40.20	119.24	1-4P0705" & JUSS

		CUR	VE TABL	£	
		PADIUS	LENGTH	сново	
CHE	Jestes.	179000	108.45	2 OF SENT L. PRINTE	
	25754 307	3000	2928	5 400/25 A 2875	
5117	587977	6100	62.39	5 472170" m. 58.71	
0913	58'54'30"	dates	29.28	8.4790781 A.2617	
CFRE	6/9737	267.00	226.07	\$ 782735° 4, 71735	
019	127001	J#E (0)	ritige	5 272178" 6 74.89	
cred	14527 45"	970EL	1932	5 48'55'25" A. 108.32	
C248	162635	340.00	112.30	E. 72'94'20" A. 111.91	
cire	171007	92.00	26.01	£3793018,3981	
CT18	1375178	- Charge:	26.61	5 59725 (15" A. 291.54	
C120	(12626)	3000	2.96	3 503740" N 2.67	
C121	5746'02"	81.00	phan	KSTIZYE' C SEH	
CUI	SEMENT.	First Co.	17.02	N. 7850725" E. 15311	
£425	\$17.25°	.229.60	32.19	E MENTAL STATE	
C124	87779"	239.00	36.29	# 4842.40" # 24.56	
040	about he	20.00	NO.	2 (440) 32, W. W.S.	
CUM	STYFE	5000	5143	5 575/W n. 1926	
CKEF	472538°	41.65	45.47	4 protect a sent	

		1			
LINE TABLE LINE TABLE LINE TABLE LINE TABLE LINE TABLE	LINE TABLE				THE DOCUMENT HAS BEEN CLEETED AND DATED.
17 METERST MANY 157 METERST 179,741 12 METERST 12,28 156 EMPHEST 78,411	2134 SBRSBBBBB 15335 2135 ABRSBBBBB 15335		1 40 3000 COST	to that I surveys the discharge resource and transversal to the risk to accomplished arm the cultimeter endocuments and can improve discharge Surveys.	THE STATE OF
13 MARKETS 3.05 139 MARKET MAKE 14 SEPTEMBER U.A. 180 SEPTEMBER MAKET	L(10 AUSTS125T 98.76) LEST ASSTS120TH 92.871	// (3)		et er eex Johnson	ACMEDIA B
12 2124,40,4 2514, 112 00151,44,5 1000, 112 0124,124, 1200, 112 0124,124, 12014	U.S. MUCHEL N.W.	111	2.	List of Comments	The use of
12 APPROVED 20100 181 ASSESSED 121 181 187 181	1042 0:94020'W 75.46 1144 58200'S 42.05 1145 600'4400'W 442.05	(() /)	and the second		SDOTOBLE SE, 2014
18 18444197 7.91" 185 1829497 82.72" 187 1845497 70.85" 187 1845497 70.85" 187 1874597 70.85" 187 1874597 70.85" 1874597 70.8	1147 \$10744007 10.00 1147 \$10744007 145.20	1 / 18/	7		
712 (1920/04) 8/02 100 (01224/1) 18/12 717 (1920/04) 8/02 120 (01224/1) 18/12	Use 587507579 55357 Use 587507579 1730	(2)	1		
10 MARSEL 100 10 SERVICE UNIT	1151 NUMBERON 1000.	1//		7	
11	1931 155942979 149.19 1754 1897397578 54.00 1758 1657497578 83.44	12)		/	
The contract NOVA TWO DAMPS OF CO.D. The contract NOVA TWO WASHINGS OF CO.D. The contract NOVA TWO WASHINGS OF CO.D.	1996 NOTESTEW NAMEST 121 1221		11/18	~ / · · · · ·	
121 MERCHEST 1677 167 SATURTUSTS 8150"	1/41 NOTE (40T MORE)		(20)		
TO REGISTER NOTE: TO CHOOSE NOTE: THE CONTROL NO	DIS NOTSHITE HEET	18 M	(ma) last		
LS ASTEROST 77.50 LSC ARCOTOUT USLAS LSC ASTEROST SELAC LST SERCOCOT LSC LST SERCOCOT LLST LSC SERCOCOT T.S.C.	100 NATA SECTION 1100 1100 1100 1100 1100 1100 1100 11		(A)		
LES STOTE OF THE SERVICE SALES - ST.	\$1.12 #1.00(0.40,5 #5.Y)		0 0 0) (13)	
131 9848-36.5 1940 195 2014-1/45.5 2014 130 2014-1/45.5 2014 130 2014-1/45.5 2014 130 2014-1/45.5 2014 130 2014-1/45.5 2014 2014-1/45.5 2014-1/4		11 2	- 18 mm	1/1-	-
LET APPROVED BUT DEL CONTINUED DEL CONTINUED		(3)	1-100	V 1	
LES METHODE SERV LEV SEPRITS MILET		// (119)			
127 SHEED/SE'N 2014' 1100 SHEED/SE'N 3010' 1100 SHEED/SE'N 3010'				12011	
LES SECTION'S SHARP LOS ARRIVANCE COS AND LOS ARRIVANCES COS ARR		1 0 7	155	- 1 m	
- 142 ABSTRUCT BOTH 1108 SIZZERS'S LINE - 143 ABSTRUCTS AND 42" 1108 SIREZERS'S ABSTRUCTS		1 A poly	(38)	1 1/8/ 00	
Let SERVESY 117.90' L110 S1257-15T 254.05 Let SERVESY 117.90' L111 MARTESSE 01.30	13		(35)	1 1	
186 1862/457 1870 1772 1782 1873 1874	//	(18)	133	(3)	
150 ASPENSOR 1000 1100 ASPENSOR 1000	1//	(1)	Y (()	9/8/	(
121 Welchala 2 33.30, 1.101 204,83.81 1011, 131 Welchala 2 33.30, 1.101 204,83.81 1011,	1/4	(1) Y	() () () () () () () () () ()	(c) (w)	1
153 ASTEROST 12257 1123 ASTERONO 1723 154 ISTEROST 1640 1127 STERASON 1726 125 ASTERACT 1256		7 (00)	(18)		1
1.7		(1) / (1) (1) X	(10)	(35)	13/
1 Francisco		\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	1 (16)	(60)	8
(10) (104) (104)		/ (62	1 20 100		
	1 10		1 100	() \ ()	13) (38)
(10)		196		(12)	6
(101) (106) (107)	100		1 100	8	13
		(88)		(139)	
			1 /3	(40)	
1000			1	\\\\/	
172 179 179 189	OS)		2		
1	MERCHANT STATE AND		/		
and the state of t			SCALE: 1" = 50" 0 25 50 100		
1			SCHOOL OF REPERCE TO THE HEAD OF THE REPORT FOR THE HELDEST IN THE BOOK OF THE THE		SHEET 2 OF

SHEET 2 OF 2