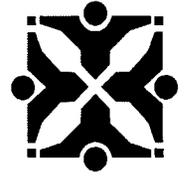


# City of Columbia

701 East Broadway, Columbia, Missouri 65201



**Agenda Item Number:** B 3-15

**Department Source:** Community Development - Planning

**To:** City Council

**From:** City Manager & Staff

**Council Meeting Date:** 1/5/2015

**Re:** The Residences at Old Hawthorne, Plat 2 - Final Plat (Case #14-179)

## Documents Included With This Agenda Item

Council memo, Resolution/Ordinance

**Supporting documentation includes:** Maps, Plats and Plans

## Executive Summary

Approval of this request will result in the creation of a 44-lot final plat on PUD-10 (Planned Unit Development) zoned land, to be known as "The Residences at Old Hawthorne, Plat 2".

## Discussion

The applicant is requesting approval of a final plat for an 8.20 acre, 44-lot subdivision located within the Old Hawthorne development. The previously approved PUD development plan for this acreage showed the subject site being developed as a one-lot subdivision containing the same number of units, but organized as a condominium. At this time, the owner now desires to sell the attached units on individual fee-simple ownership lots. Even though the site is now proposed as a multi-lot subdivision, the majority of the site would be within common lots that would be owned and managed by a homeowners association.

The property is zoned PUD-10 and the previously approved PUD development plan has been amended to reflect the creation of the individual lots. The revised plan also includes additional landscaping and the removal of a pool which was listed as an optional amenity in the Statement of Intent. The housing style (which is an attached, townhome style dwelling unit) has remained consistent, as has the density of the development.

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

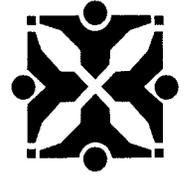
## Fiscal Impact

**Short-Term Impact:** Limited short-term impact. All infrastructure placement will be at the expense of the applicant. This area is not served City electric or water services.

**Long-Term Impact:** Long-term costs include public infrastructure maintenance (e.g., adjacent roads and sewer) and demands for services (e.g. public safety). No internal roadway maintenance will be

# City of Columbia

701 East Broadway, Columbia, Missouri 65201



required within the development as streets are proposed to be privately maintained. Costs associated with long-term impacts will be offset by additional tax and fee revenues.

## Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Transportation

Strategic Plan Impact: Infrastructure

Comprehensive Plan Impact: Mobility, Connectivity, and Accessibility

## Suggested Council Action

Approval of the final plat for "The Residences at Old Hawthorne, Plat 2".

## Legislative History

Ord. #21834 (10/7/13): Approved PUD plan for "Residences at Old Hawthorne".

Ord. #21706 (6/3/13): Approved final plat for "The Residences at Old Hawthorne".

Ord. #18558 (7/5/05): Approved annexation and rezoning to PUD-10.

  
Department Approved

  
City Manager Approved

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

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

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

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

Council Bill No. B 3-15

**AN ORDINANCE**

approving the Final Plat of The Residences at Old Hawthorne, Plat 2; 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 The Residences at Old Hawthorne, Plat 2, as certified and signed by the surveyor on November 4, 2014, a subdivision located north of Route WW and east of Rolling Hills Road, containing approximately 8.20 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 \_\_\_\_\_, 2015.

ATTEST:

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

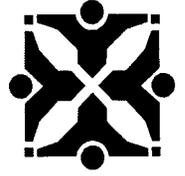
\_\_\_\_\_  
Mayor and Presiding Officer

APPROVED AS TO FORM:

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

# City of Columbia

701 East Broadway, Columbia, Missouri 65201



## SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

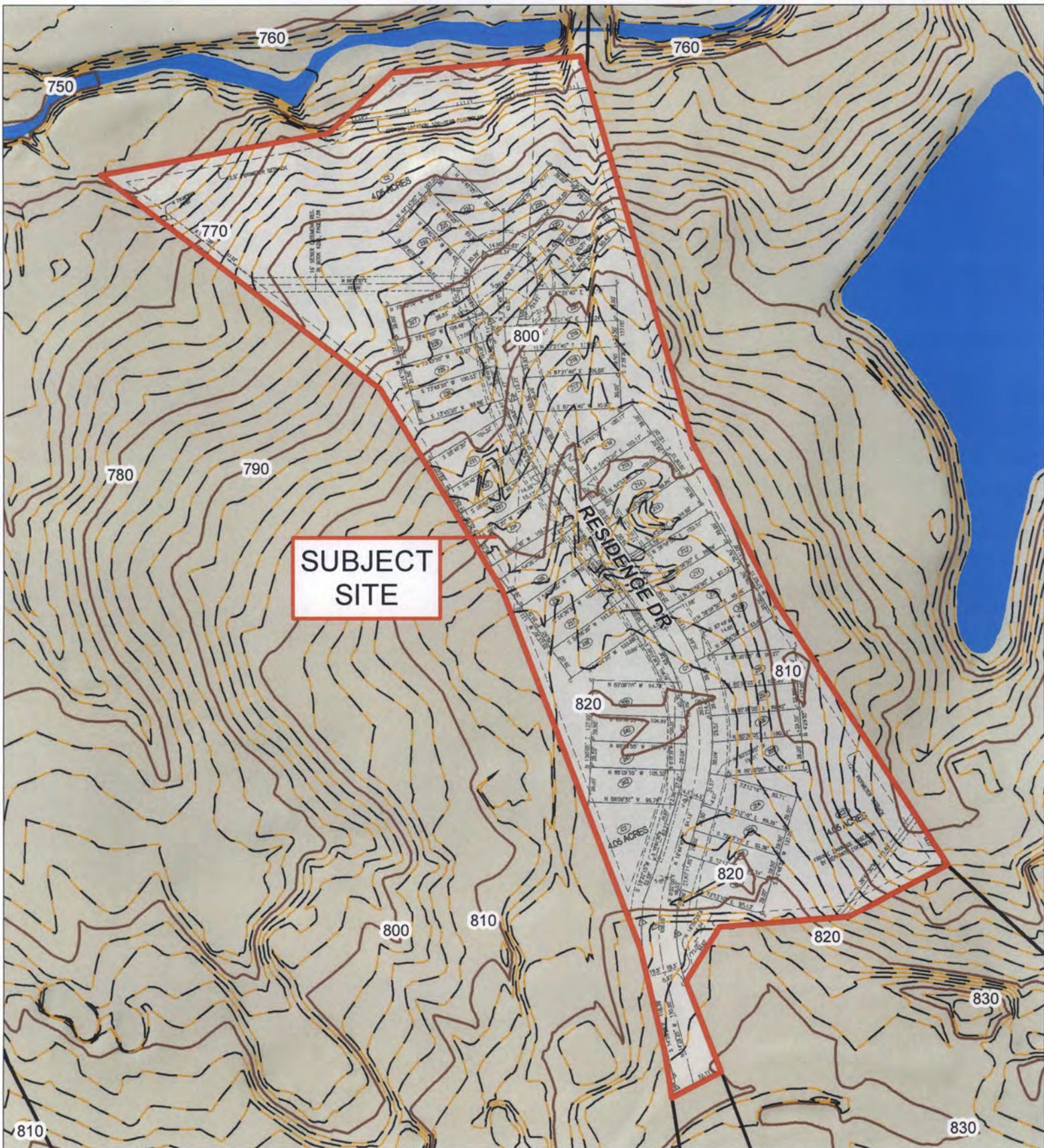
Maps, Plats and Plans



# 14-179: The Residences at Old Hawthorne, Plat 2 - Final Plat



- City of Columbia Zoning
- Parcels
- 100-Year Flood Plain



## 14-179: The Residences at Old Hawthorne, Plat 2 - Final Plat



- 10 Foot Contour Lines
- 2 Foot Contour Lines
- ▭ Parcels
- Stream
- Bodies of Water





SUBJECT SITE

RESIDENCE DR

# 14-179: The Residences at Old Hawthorne, Plat 2 - Final Plat

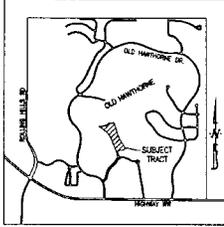


- City Sanitary Structure
- City Sanitary Line
- ▭ Parcels
- Private Sanitary Structure
- Private Sanitary Line



# FINAL PLAT THE RESIDENCES AT OLD HAWTHORNE, PLAT 2

A PLANNED DEVELOPMENT AND REPLAT OF LOT 1 OF RESIDENCES AT OLD HAWTHORNE,  
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 22 AND THE NORTHWEST QUARTER OF  
 SECTION 23, TOWNSHIP 48 NORTH, RANGE 12 WEST  
 COLUMBIA, BOONE COUNTY, MISSOURI  
 SEPTEMBER 15, 2014



LOCATION MAP  
 NOT TO SCALE



LEGEND:  
 E EXISTING  
 S SET  
 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)  
 O STONE  
 P PROMANENT MONUMENT  
 (M) MEASURED DISTANCE  
 (RC) RECORDED CURVE  
 (R) RADIAL LINE  
 (H) DRILL HOLE  
 (W) GASELLED  
 P.O.B. POINT OF BEGINNING

**CERTIFICATION:**

I HEREBY CERTIFY THAT IN SEPTEMBER OF 2014, I COMPLETED A SURVEY AND SUBDIVISION FOR THE RESIDENCES AT OLD HAWTHORNE, LLC, OF A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 22 AND THE NORTHWEST QUARTER OF SECTION 23, ALL OF TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF LOT 1 OF THE RESIDENCES AT OLD HAWTHORNE, RECORDED IN PLAT BOOK 47, PAGE 32 AND BEING DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4188, PAGE 104 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1 OF THE RESIDENCES AT OLD HAWTHORNE AND WITH THE LINES THEREOF, N52°20'00" W, 54.37 FEET; THENCE N13°22'30" W, 119.13 FEET; THENCE N21°06'10" W, 431.32 FEET; THENCE N31°19'30" W, 263.17 FEET; THENCE N02°42'40" W, 338.59 FEET; THENCE N7°29'20" E, 262.53 FEET; THENCE N46°12'30" E, 89.14 FEET; THENCE N48°50'00" E, 212.45 FEET; THENCE S16°07'30" E, 484.03 FEET; THENCE S27°50'00" E, 202.88 FEET; THENCE S33°20'40" E, 351.31 FEET; THENCE S62°15'10" W, 125.71 FEET; THENCE S85°34'00" W, 145.79 FEET; THENCE S33°22'10" W, 72.82 FEET; THENCE S20°58'55" E, 109.52 FEET; THENCE S62°32'20" W, 62.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.20 ACRES.

I FURTHER CERTIFY THAT I SURVEYED THE ABOVE 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:  
 CROCKETT ENGINEERING CONSULTANTS, LLC  
 2606 NORTH STADAM BLVD.  
 COLUMBIA, MO 65202  
 CORPORATE NUMBER: 2000151304



DAVID T. BUTCHER, PLS-2002014095  
 DATE

STATE OF MISSOURI } SS  
 COUNTY OF BOONE }  
 SUBSCRIBED AND AFFIRMED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014.  
 DANIELLE GRIFFITH } NOTARY PUBLIC  
 MY COMMISSION EXPIRES OCTOBER 28, 2016  
 COMMISSION NUMBER 12409201



**KNOW ALL MEN BY THESE PRESENTS:**  
 THAT THE RESIDENCES AT OLD HAWTHORNE, LLC IS THE SOLE OWNER OF THE HEREIN DESCRIBED TRACT AND THAT SAID LIMITED LIABILITY COMPANY HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "THE RESIDENCES AT OLD HAWTHORNE, PLAT 2."  
 IN WITNESS WHEREOF, THE RESIDENCES AT OLD HAWTHORNE, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL MANAGER, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014.

THE RESIDENCES AT OLD HAWTHORNE, LLC.

STATE OF MISSOURI } SS  
 COUNTY OF BOONE }  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014 BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGING MEMBER OF SAID LIMITED LIABILITY COMPANY AND THAT THEY FURTHER ACKNOWLEDGE THIS INSTRUMENT TO BE HIS FREE ACT AND THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.  
 SUBSCRIBED AND AFFIRMED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014.

STATE OF MISSOURI } SS  
 COUNTY OF BOONE }  
 DANIELLE GRIFFITH } NOTARY PUBLIC  
 MY COMMISSION EXPIRES OCTOBER 28, 2016  
 COMMISSION NUMBER 12409201

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI,  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014.  
 ROBERT MCGRAW, MAYOR SHEILA AMM, CITY CLERK

- NOTES:**
- A PORTION OF THIS TRACT IS LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAP 2011(BOC0225) DATED MARCH 17, 2011.
  - NO RECORD TITLE INFORMATION WAS PROVIDED FOR THIS SURVEY.
  - THIS TRACT IS NOT REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 126-230, ARTICLE V OF THE CITY OF COLUMBIA CODE OF ORDINANCES (AUGUST 2008 CHANGES).
  - ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION OF STREET AND UTILITIES ARE COMPLETE.
  - LOTS C1 & C2 ARE COMMON LOTS, INTENDED TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.
  - ALL MAINTENANCE OF THE PRIVATE STREETS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR HAULING PROPERTY OWNERS. NO PRIVATE STREETS SHALL BE DEDICATED TO HIGHWAY ACCEPTED BY THE CITY FOR MAINTENANCE UNTIL THEY HAVE BEEN IMPROVED TO MINIMUM CITY STANDARDS FOR PUBLIC STREETS.

CURVE	L	R	A	CHORD
1	72.15	180.50	225°4'05"	71.67'
2	22.38	26.67	48°04'10"	21.73'
3	188.34	38.50	281°46'50"	48.57'
4	23.29	26.62	49°45'15"	22.57'
5	85.84	219.50	227°42'25"	85.29'
6	19.82	30.28	37°09'25"	19.28'
7	108.98	200.00	311°5'10"	107.63'
8	203.28	223.40	52°08'10"	198.34'
9	173.72	300.00	33°10'45"	171.31'

