

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B 4-15

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 5, 2015

Re: Veterans Campus - Final Plat (Case #15-18)

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance, Exhibits to Resolution/Ordinance

Supporting documentation includes: Revised plat, Summary of Board/Commission Reports (includes maps and original plat), Excerpts from Minutes

Executive Summary

Approval of this request will result in the creation of a three-lot subdivision to be known as "Veterans Campus".

Discussion

The applicant is requesting approval of a final minor plat for a three-lot subdivision that includes property previously subdivided, but that does not currently constitute a legal lot. The overall site is currently zoned C-P, C-3, and R-1. An existing preliminary plat was recommended for approval by the Planning Commission and approved by Council resolution on August 4, 2014. However the proposed final plat is not consistent with the preliminary plat and was processed as a new request.

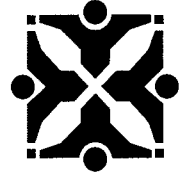
The proposed northern portion of the site includes multiple zoning districts. Lot 2, located south of Business Loop 70, is zoned C-P, as is the majority of Lot 1; however, the westernmost ten feet of Lot 1 is zoned C-3, making it a split-zoned lot. The C-P zoning on Lot 1 allows all uses within the C-3 zoning district, so there is unlikely to be a conflict with uses that cross between the zoning districts.

The southern portion of the site (zoned R-1) is included within Lot 3. Access to the site would be from Ammonette Street where there is existing right of way that fronts the site to the west. Lot 3 could be developed with one, single-family home (or other permitted uses in R-1), but any additional subdivision of the property would require further review by the Planning Commission and approval by City Council.

At its meeting on December 4, 2014, the Planning and Zoning Commission voted unanimously (6-0) to recommend "conditional" approval of the final plat. There were no questions from the Commission, and no one from the public spoke during the meeting. The Commission's "conditional" approval required additional recording information be added to the plat pertaining to the western 10-feet of Lot 1. The attached plat, dated December 19, 2014, includes the requested recording information and satisfies the "conditional" approval.

City of Columbia

701 East Broadway, Columbia, Missouri 65201



A copy of the Planning and Zoning Commission staff report (including maps and a reduced copy of the plat) and excerpts of the meeting's minutes are attached.

Fiscal Impact

Short-Term Impact: Limited short-term impact. The site is currently developed, and all infrastructure replacement/upgrading required for the redevelopment of the site will be at the expense of the applicant.

Long-Term Impact: Limited long-term impact. The site is currently developed, but the proposed redevelopment of the site may lead to additional municipal revenue. Long-term costs include public infrastructure maintenance (e.g., adjacent roads, sewer, water) and demands for services (e.g. public safety).

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 "Veterans Campus".

Legislative History

Ord. #22146 (8/5/14): Approved rezoning of a portion of the property to C-P, and approved C-P Plan for "Veterans Campus".

Res. #136-14 (8/5/14): Approved preliminary plat for "Veterans Campus" with variance.


Department Approved


City Manager Approved

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 4-15

AN ORDINANCE

approving the Final Plat of Veterans Campus, a Replat of Lots 11 and 17 of Conley and Gordon's Subdivision, a minor subdivision; accepting the dedication of rights-of-way and easements; authorizing a performance contract; 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 Veterans Campus, a Replat of Lots 11 and 17 of Conley and Gordon's Subdivision, as certified and signed by the surveyor on December 19, 2014, a minor subdivision located on the south side of East Business Loop 70, approximately 1,000 feet east of Old Highway 63, containing approximately 4.07 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. The City Manager is hereby authorized to execute a performance contract with the Housing Authority of the City of Columbia, Missouri in connection with the approval of the Final Plat of Veterans Campus. The form and content of the contract shall be substantially as set forth in "Exhibit A" attached hereto.

SECTION 4. 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

PERFORMANCE CONTRACT

This contract is entered into on this day ____ of _____, 2015 between the City of Columbia, MO (“City”) and **Housing Authority of The City of Columbia, Missouri**. (“Subdivider”).

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 **Veterans Campus**, 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 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 the 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 and 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 the 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 confer any rights or remedies on any person other than the parties.

IN WITNESS WHERE OF, the parties have executed this contract on the day and year first above written.

CITY OF COLUMBIA, MISSOURI

BY: _____
Mike Matthes, City Manager


ATTEST:

Sheela Amin, City Clerk

APPROVED AS TO FORM:

Fred Boeckmann, City Counselor

Housing Authority of The City of
Columbia, Missouri.

BY: _____
Rick Hess, Director of Asset Management



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Revised plat, Summary of Board/Commission Reports (includes maps and original plat), Excerpts from Minutes

FILED FOR RECORD IN BOONE COUNTY, MISSOURI
FROM DETAIL, RECORDS OF DEEDS



LOCATION MAP

NOT TO SCALE



BEARINGS ARE REFERENCED TO ONE
NORTH, OF THE MISSOURI STATE PLANE
COORDINATE SYSTEM (CENTRAL ZONE),
OBTAINED FROM GPS OBSERVATION.

FLOOD PLAN STATEMENT:
THIS TRACT IS NOT LOCATED IN THE
100-YEAR FLOOD PLAIN AS SHOWN BY THE
FLOOD MAP PANEL NUMBER 2501000200A,
DATED JANUARY 17, 2011.

LEGEND:
E EXISTING
S SET
1/2" IRON PIPE
(SOLID LINE OTHERWISE)
(M) MEASURED DISTANCE
(REC) RECORDED DISTANCE
A RIGHT-OF-WAY MARKER
P.O.B. POINT OF BEGINNING

NOTES:

1. THIS SURVEY CONFORMS TO THE ACCURACY
STANDARD FOR SURVEY PROPERTY AS DEFINED
BY MISSOURI BOARD RULE 20 CMC 200.0-16.000 SECTION 20(A).
2. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS
SURVEY.
3. THIS TRACT MAY BE SUBJECT TO THE FOLLOWING EASEMENTS:
BOOK 187, PAGE 85, BOOK 242, PAGE 13, BOOK 288, PAGE
104.
4. THIS TRACT IS NOT RELEVANT BY THE STREAM BUFFER
REGULATIONS IN SECTION 134-230, ARTICLE 8 OF THE CITY OF
COLUMBIA CODE OF ORDINANCES. ORIGINALLY PLATTED PRIOR TO
2002. (COLUMBIA UNKNOWN)

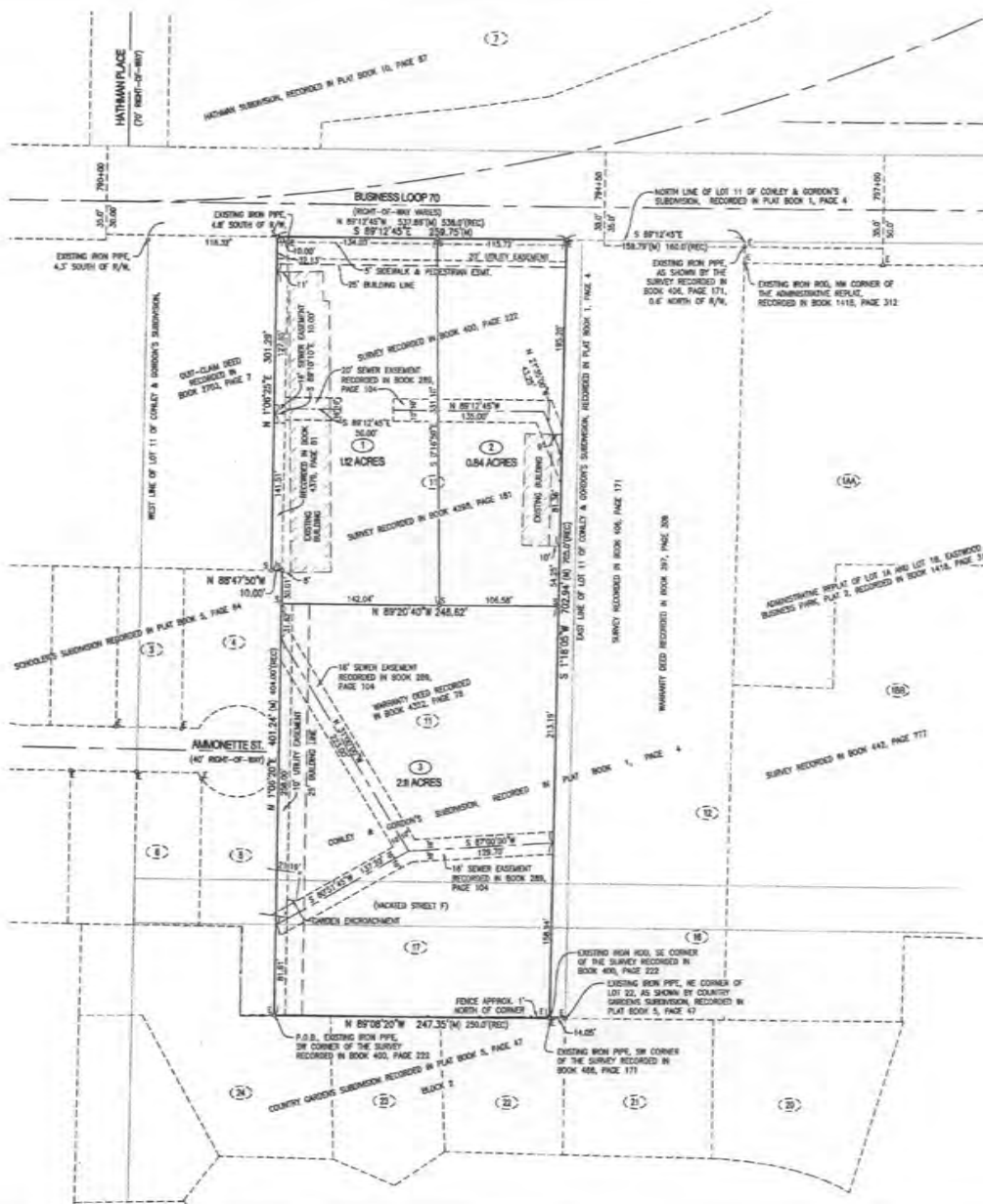
APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING
COMMISSION THIS _____ DAY OF _____, 2014.

DR. BRIAN PAUL, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA,
MISSOURI, THIS _____ DAY OF _____, 2014.

HERBERT SCHWAB, MAYOR

SHEILA ANN, CITY CLERK



**FINAL PLAT
VETERANS CAMPUS**

A MINOR SUBDIVISION AND REPLAT OF LOTS 1 & 7 OF CONLEY AND
GORDON'S SUBDIVISION, LOCATED IN PART OF THE NE 1/4
SECTION 7, TOWNSHIP 48 NORTH, RANGE 12 WEST,
COLUMBIA, BOONE COUNTY, MISSOURI
OCTOBER 27, 2014

CERTIFICATION:

I HEREBY CERTIFY THAT IN OCTOBER 2014, I COMPLETED A SURVEY AND SUBDIVISION FOR THE HOUSING AUTHORITY
OF THE CITY OF COLUMBIA, OF A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP
48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF LOTS 11 & 17 AND THE
VACATED RIGHT-OF-WAY OF STREET F OF CONLEY & GORDON'S SUBDIVISION RECORDED IN PLAT BOOK 1, PAGE 4,
AND BEING ALL OF THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 432, PAGE 78 AND THE
SURVEY RECORDED IN BOOK 400, PAGE 222 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE TRACT DESCRIBED BY SAID WARRANTY DEED RECORDED IN BOOK
432, PAGE 78, AND SHOWN BY SAID SURVEY RECORDED IN BOOK 400, PAGE 222, THENCE WITH THE LINES
THEREIN, A 70.25' FEET TO THE SOUTHWEST CORNER OF THE TRACT DESCRIBED BY THE CLOAK CLAIM
DEED RECORDED IN BOOK 2703, PAGE 7, THENCE WITH THE LINES OF SAID CLOAK CLAIM DEED, IN 88°47'30" W, 10.00
FEET; THENCE IN 170°25' E, 301.29 FEET TO THE SOUTH RIGHT-OF-WAY LINE BUSINESS LOOP 70 EAST; THENCE
WITH SAID SURVEY RIGHT-OF-WAY LINE, S 88°12'45" E, 208.75 FEET THENCE LEAVING SAID SOUTH RIGHT-OF-WAY
LINE AND CONTINUING WITH THE LINES OF SAID SURVEY, S 17°10'30" E, 102.94 FEET; THENCE IN 88°10'30" W, 247.35
FEET TO THE POINT OF BEGINNING AND CONTAINING 4.07 ACRES.

THIS SURVEY WAS MADE IN CONFORMANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY
BOUNDARY SURVEYS.

SURVEY AND PLAT BY:

CHICKETT ENGINEERING CONSULTANTS, LLC

2808 NORTH STOKES BLVD.
COLUMBIA, MO 65202

CORPORATE NUMBER: 2000151304

David T. Butler
DAVID T. BUTLER, PLS-200207-0105
DATE



STATE OF MISSOURI | SE
COUNTY OF BOONE | SE

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 19th DAY OF December, 2014.

Kenneth Farnes NOTARY PUBLIC
KENNETH FARNES BY COMMISSION EXPIRES APRIL 22, 2018
COMMISSION NUMBER 14950667

AGENTS FIDELITY
Fidelity Public - Fidelity Seal
STATE OF MISSOURI
Columbia County
Commission #14950667
My Commission Expires April 22, 2018

KNOW ALL MEN BY THESE PRESENTS:

THAT THE HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI IS THE SOLE OWNER
OF THE HEREIN DESCRIBED TRACT AND THAT SAID COMPANY HAS CAUSED SAID TRACT TO BE
SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN ON THE ADJACENT DRAWING. THE
STREET RIGHT-OF-WAY SHOWN BY THE ADJACENT DRAWING IS HEREBY DEDICATED TO THE
CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE EASEMENTS AS SHOWN ARE
HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE
ARCHED DRAWING AND DESCRIPTION SHALL HEREINAFTER BE KNOWN AS "VETERANS CAMPUS,
FINAL PLAT"

IN WITNESS WHEREOF, THE HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI
HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHIEF EXECUTIVE OFFICER, THIS
17th DAY OF December, 2014.

HOUSING AUTHORITY OF THE CITY OF
COLUMBIA, MISSOURI

ROCK HELL, DIRECTOR OF ASSET MANAGEMENT OF HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

STATE OF MISSOURI | SE
COUNTY OF BOONE | SE

ON THIS 19th DAY OF December, 2014 BEFORE ME PERSONALLY
APPEARED ROCK HELL, TO BE KNOWN WHO BY ME DULY SHOWN, DID SAY THAT HE IS
THE DIRECTOR OF ASSET MANAGEMENT OF SAID HOUSING AUTHORITY OF COLUMBIA,
MISSOURI AND THAT HE FURTHER ACKNOWLEDGES THIS INSTRUMENT TO BE HIS FREE ACT
AND THE FREE ACT AND DEED OF SAID HOUSING AUTHORITY.

STATE OF MISSOURI | SE
COUNTY OF BOONE | SE

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 19th DAY OF December, 2014.

Kenneth Farnes NOTARY PUBLIC
KENNETH FARNES BY COMMISSION EXPIRES APRIL 22, 2018
COMMISSION NUMBER 14950667

AGENTS FIDELITY
Fidelity Public - Fidelity Seal
STATE OF MISSOURI
Columbia County
Commission #14950667
My Commission Expires April 22, 2018

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
December 4, 2014**

SUMMARY

A request by Crockett Engineering Consultants (agent) on behalf of The Housing Authority of Columbia (owner) for approval of a 3-lot final plat on C-P (Planned Business District), C-3 (General Business District), and R-1 (One-family Dwelling District) zoned land, to be known as "Veterans Campus". The 4.07-acre subject site is located on the south side of East Business Loop 70, 1,000 feet east of Old Hwy 63. (**Case #15-18**)

DISCUSSION

The applicant is requesting approval of a final minor plat for a three-lot subdivision that includes property previously subdivided, but that does not currently constitute a legal lot. The overall site is currently zoned C-P, C-3, and R-1. Two lots would be created that would front right of way along Business Loop 70 East, and one additional lot would be created that would have access to right of way along Ammonette Street.

An existing preliminary plat was recommended for approval by the Planning Commission and approved by Council resolution on August 4, 2014. Typically, when a final plat is submitted that is consistent with its preliminary plat, the plat is forwarded to City Council for approval. However, upon review, staff determined that the proposed final plat is not consistent with the preliminary plat due to the following reasons: 1) the applicant is proposing to increase the number of lots created from two to three, and 2) additional property is now included in the requested plat that was not included in the preliminary (increasing the size of the plat from 4.01 to 4.07 acres).

Due to these changes, the requested plat is being processed as a final minor plat, which **does not** require a preliminary plat but **does** require Planning and Zoning Commission review. Essentially, the requested final plat is being processed as a new request that is not associated with the approved preliminary plat.

The proposed northern portion of the site includes multiple zoning districts. Lot 2, located south of Business Loop 70, is zoned C-P, as is the majority of Lot 1; however, the westernmost ten feet of Lot 1 is zoned C-3, making it a split-zoned lot. The C-P zoning on Lot 1 allows all uses within the C-3 zoning district, so there is unlikely to be a conflict with uses that cross between the zoning districts. Furthermore, since this lot is subject to an approved C-P development plan any proposed development/redevelopment upon it will receive additional review to ensure that the split zoning does not creating any use or design parameter violations.

The southern portion of the site (zoned R-1) is included within Lot 3. Access to the site would be from Ammonette Street where there is existing right of way that fronts the site to the west. Lot 3 could be developed with one, single-family home (or other permitted use in R-1), but any additional subdivision of the property would require further review by the Planning Commission.

Staff notes that the site was previously granted a variance to Section 25-43 (Street Widths) of the Subdivision Regulations that would require a 38-foot half-width right of way for a major collector (Business Loop). Currently, a 30-foot half width is provided. Also, the previously approved preliminary plat (as discussed previously) indicated that a stream buffer, which restricts development activities

within a certain distance of a stream, was required on this site due to the existence of a stream on Lot 3. However, during the current review of the plat, staff determined that the site is exempt from the stream buffer requirement because it was previously platted prior to 2007. The applicant has not included the stream buffer on the proposed final minor plat.

Staff is recommending a condition of approval to resolve a technical issue. The recording information for the western 10 feet of Lot 1 has not yet been provided, and staff recommends that the plat not be forwarded to City Council until this information is provided and approved by staff. Aside from this technical issue, the plat has been reviewed by all applicable staff and the proposed plat is found to meet all technical requirements within the Subdivision Regulations.

RECOMMENDATION

Approval of the final plat for “Veterans Campus”, subject to the condition that minor technical corrections are made to provide necessary recording information for the property prior to forwarding to City Council.

SUPPORTING DOCUMENTS

Attachments

- Aerial, topographic, and utility maps
- “Veterans Campus” final plat

HISTORY

Annexation date	1955
Zoning District	C-3 (General Business District); C-P (Planned Business District); R-1 (One-family Dwelling District)
Land Use Plan designation	Commercial & Neighborhood District
Previous Subdivision/Legal Lot Status	Portions of existing lots; not legal lots

SITE CHARACTERISTICS

Area (acres)	4.07 acres
Topography	Slopes generally toward stream in southern portion of lot, with steeper slopes closer to stream
Vegetation/Landscaping	Wooded on southern portion
Watershed/Drainage	Hinkson Creek
Existing structures	Two, two-story hotel buildings

UTILITIES & SERVICES

Sanitary Sewer	All City services are available to the site.
Water	
Fire Protection	
Electric	

ACCESS

East Business Loop 70	
Location	North side of Lots 1 and 2
Major Roadway Plan	Major Collector (unimproved & City-maintained), requiring 66-76 feet of ROW. 30-foot existing half-width ROW with varying total ROW. No additional ROW required due to variance.
CIP projects	None
Ammonette Street	
Location	West side of Lot 3
Major Roadway Plan	Local Residential (improved & City-maintained), requiring 50 feet of ROW. 40-foot existing ROW. No additional ROW required due to location of site at street terminus.
CIP projects	None

PARKS & RECREATION

Neighborhood Parks	None.
Trails Plan	No trails planned adjacent to site.
Bicycle/Pedestrian Plan	Business Loop recommended to be constructed as Complete Street if rebuilt.

Report prepared by Clint Smith

Approved by Patrick Zenner

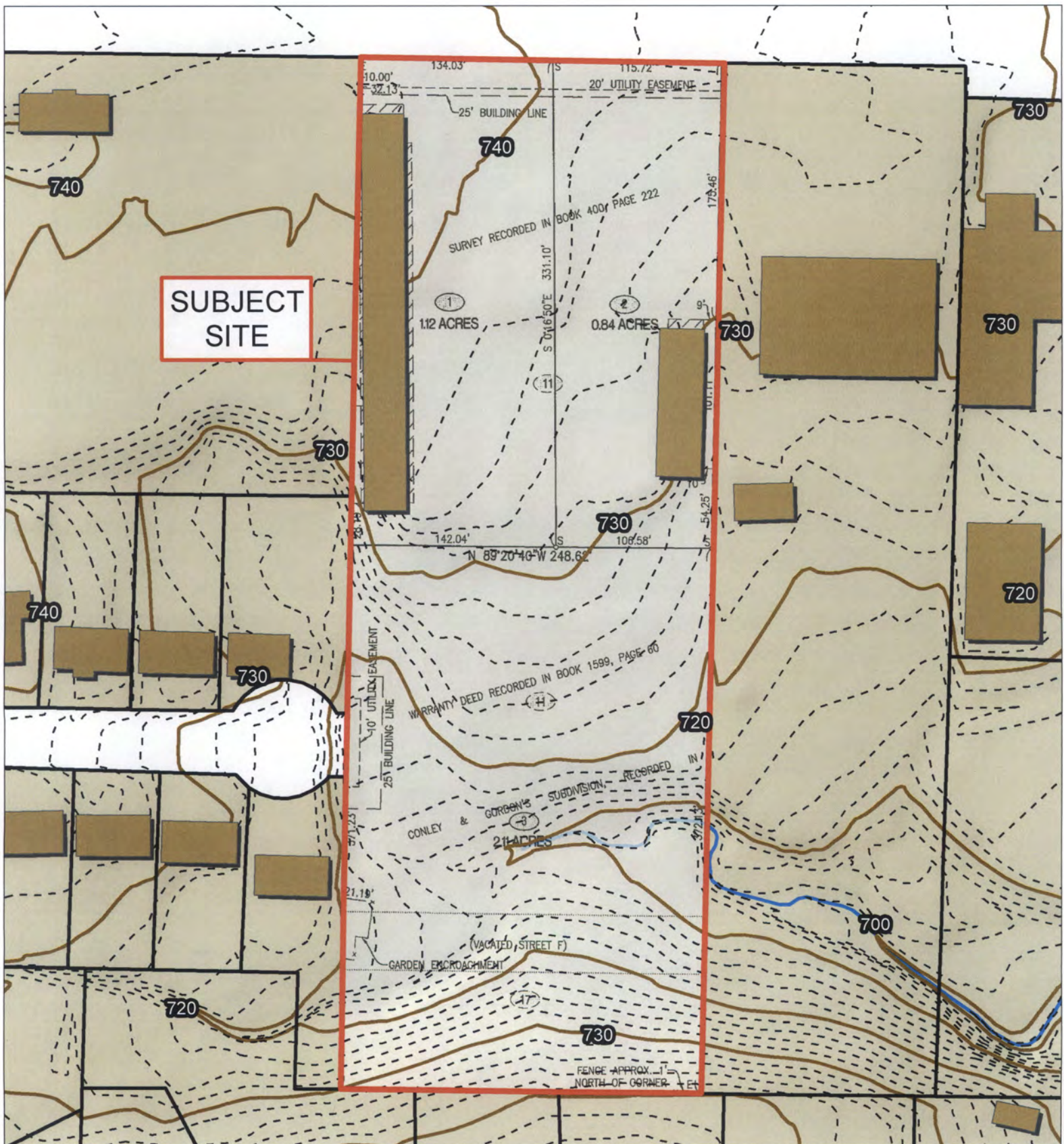


15-18: Veteran's Campus Final Plat



- City of Columbia Zoning
- Parcels





15-18: Veteran's Campus Final Plat

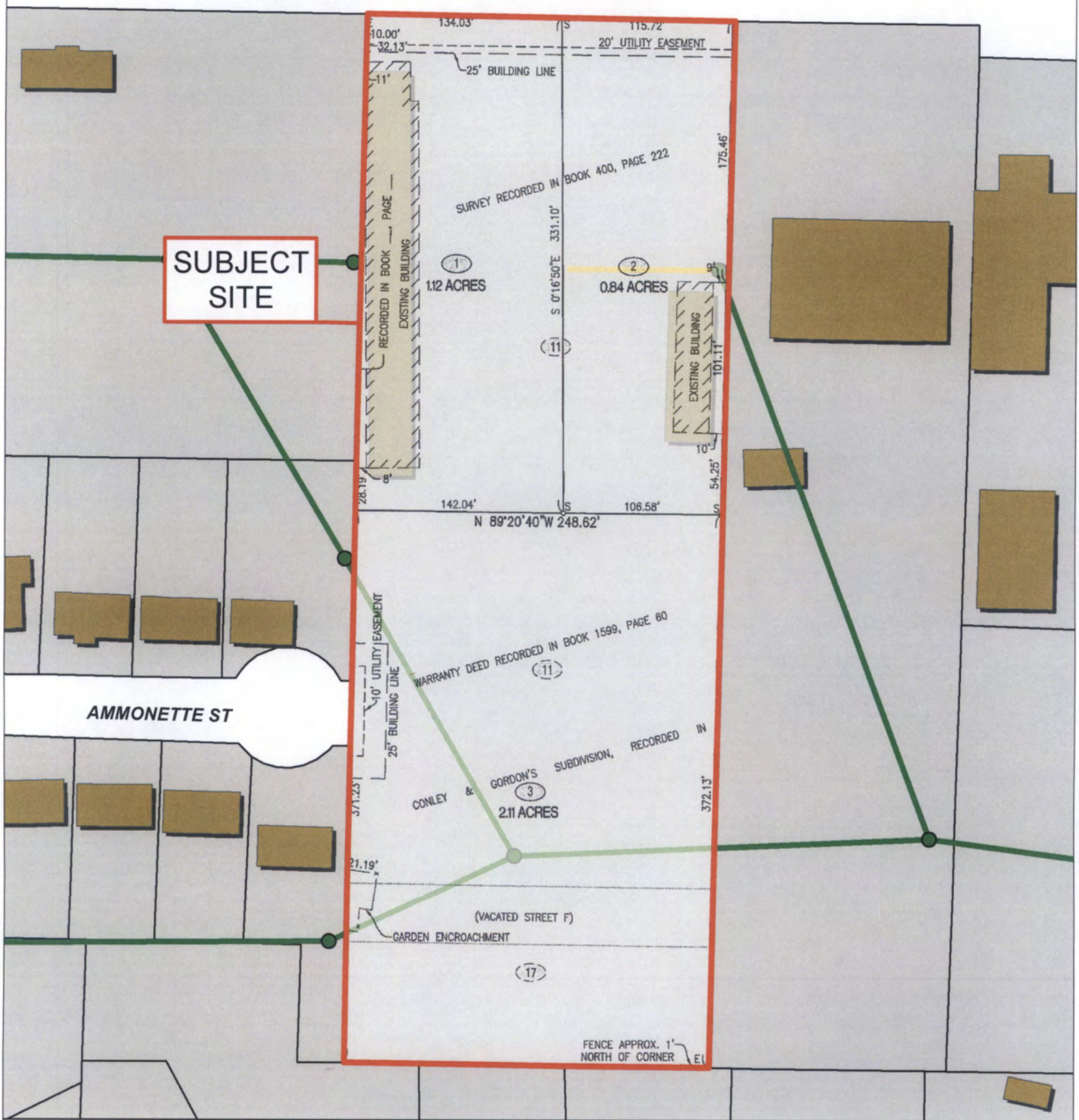


- 10 Foot Contour Lines
- 2 Foot Contour Lines
- Stream
- Parcels
- Building Footprint



BUSINESS LOOP 70 E

SUBJECT SITE



15-18: Veteran's Campus Final Plat



- City Sanitary Structure
- City Sanitary Line
- Private Sanitary Line
- Building Footprint
- Parcels
- Columbia City Limit





LOCATION MAP
NOT TO SCALE



SCALE 1"=20'

REMARKS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

FLOOD PLAN STATEMENT:
THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE FLOOD MAP PANEL NUMBER 25010002000, DATED MARCH 17, 2011.

LEGEND:
E EXISTING
S SET
1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
(M) MEASURED DISTANCE
(REC) RECORDED DISTANCE
A RIGHT-OF-WAY ANCHOR
P.O.B. POINT OF BEGINNING

NOTES:

1. THIS SURVEY CONFORMS TO THE ACCURACY SCHEDULED FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 200.0-10.00 SECTION (2)(A).
2. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
3. THIS TRACT MAY BE SUBJECT TO THE FOLLOWING EASEMENTS: BOOK 157, PAGE 80, BOOK 240, PAGE 13, BOOK 289, PAGE 104.
4. THIS TRACT IS NOT REGULATED BY THE STRIP BUFFER REQUIREMENTS IN SECTION 13A-230, ARTICLE 8 OF THE CITY OF COLUMBIA CODE OF ORDINANCES. ORIGINALLY PLATTED PRIOR TO 2007. (COLUMBIA SUBDIVISION)

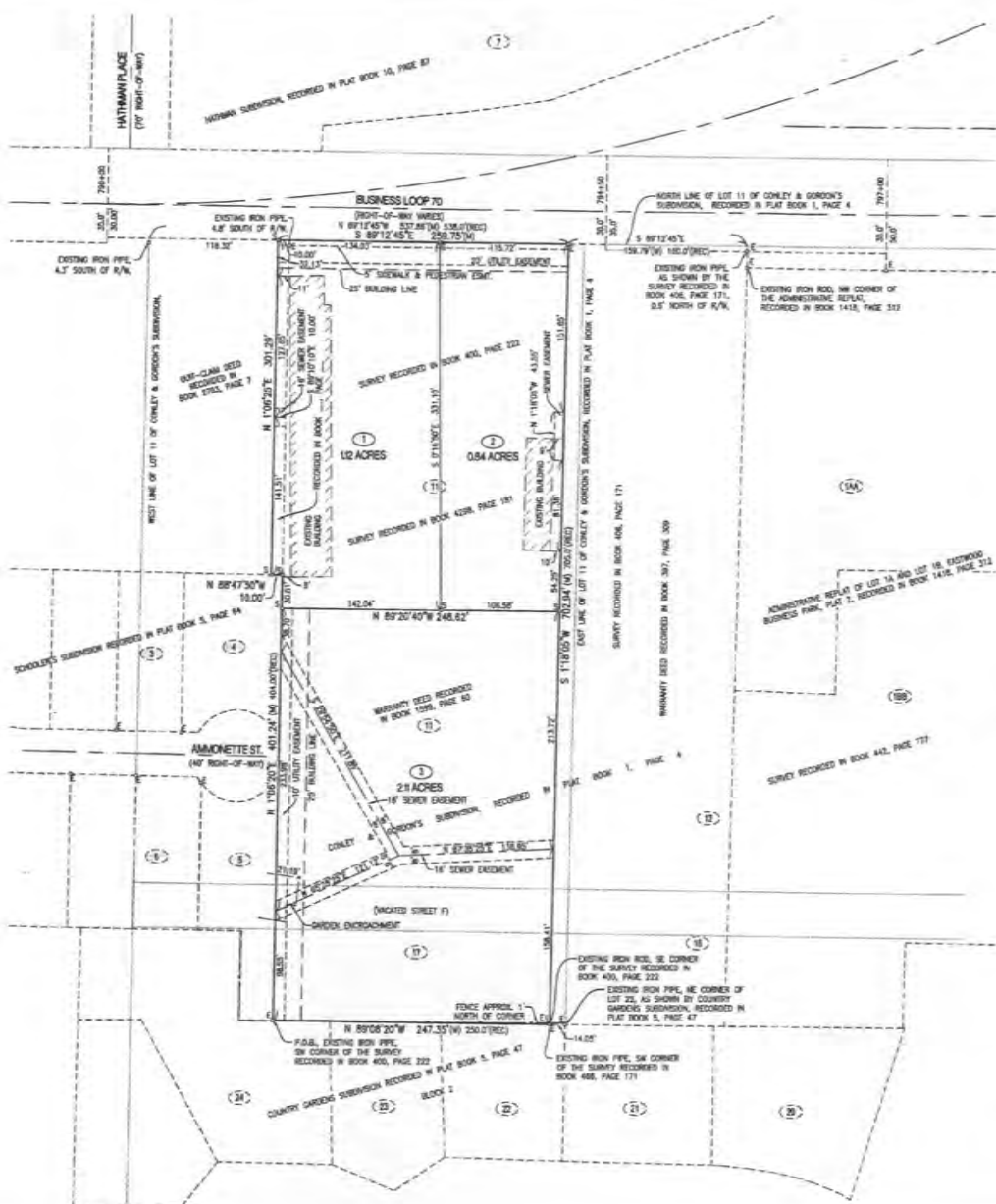
APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS ____ DAY OF ____, 2014.

DR. SHAWN PEARL, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS ____ DAY OF ____, 2014.

ROBERT INGRAM, MAYOR

SHEILA BARK, CITY CLERK



**FINAL PLAT
VETERANS CAMPUS**

A MINOR SUBDIVISION AND REPLAT OF LOTS 11 & 17 OF CONLEY AND GORDON'S SUBDIVISION, LOCATED IN PART OF THE NE 1/4 SECTION 7, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI
OCTOBER 27, 2014

CERTIFICATION:

I, KENNETH FARRIS, CHIEF EXECUTIVE OFFICER OF THE HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI, DO HEREBY CERTIFY THAT I HAVE REVIEWED THE SURVEY AND SUBDIVISION FOR THE HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI, OF A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, AND BEING PART OF LOTS 11 & 17 AND THE VACATED RIGHT-OF-WAY OF STREET F OF CONLEY & GORDON'S SUBDIVISION RECORDED IN PLAT BOOK 1, PAGE 4, AND BEING ALL OF THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 150A, PAGE 40 AND THE SURVEY RECORDED IN BOOK 400, PAGE 222 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE TRACT DESCRIBED BY SAID WARRANTY DEED RECORDED IN BOOK 150A, PAGE 40, AND SHOWN BY SAID SURVEY RECORDED IN BOOK 400, PAGE 222, THENCE WITH THE LINES THEREOF, N 17°07'07" E, 401.24 FEET TO THE SOUTHWEST CORNER OF THE TRACT DESCRIBED BY THE QUICK CLAIM DEED RECORDED IN BOOK 2703, PAGE 7, THENCE WITH THE LINES OF SAID QUICK CLAIM DEED, N 89°47'30" W, 10.00 FEET THENCE IN 17°07'07" E, 304.29 FEET TO THE SOUTH RIGHT-OF-WAY LINE, BUSINESS LOOP 70 EAST; THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE, S 89°12'45" E, 294.75 FEET THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND CONTINUING WITH THE LINES OF SAID SURVEY, S 17°10'57" E, 292.84 FEET THENCE IN 89°47'30" W, 247.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.07 ACRES.

THIS SURVEY WAS MADE IN CONFORMANCE WITH THE CURRENT MISSOURI MEASUREMENTS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY:

CHOCQUET ENGINEERING CONSULTANTS, LLC
2805 NORTH STANARD BLVD.
COLUMBIA, MO 65202

CORPORATE NUMBER: 2001015104



SHAWN T. BURGER, P.E. 3002014305
DATE: 11/04/14

STATE OF MISSOURI: 55

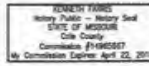
COUNTY OF BOONE: 1

SUBSCRIBED AND AFFIRMED BEFORE ME THIS ____ DAY OF ____, 2014.

KENNETH FARRIS, CHIEF EXECUTIVE OFFICER OF THE HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

MY COMMISSION EXPIRES APRIL 22, 2018

COMMISSION NUMBER 14905967



KNOW ALL MEN BY THESE PRESENTS:

THAT THE HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI, IS THE SOLE OWNER OF THE HEREIN DESCRIBED TRACT AND THAT SAID COMPANY HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ADJACENT DRAWING. THE STRICT RIGHT OF WAY SHOWN BY THE ADJACENT DRAWING IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREINAFTER BE KNOWN AS "VETERANS CAMPUS, FINAL PLAT".

IN WITNESS WHEREOF, THE HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHIEF EXECUTIVE OFFICER, THIS ____ DAY OF ____, 2014.

ATTEST: HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

PHILIP A. STEINHAUS, CHIEF EXECUTIVE OFFICER OF HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

STATE OF MISSOURI: 55

COUNTY OF BOONE: 1

ON THIS ____ DAY OF ____, 2014, BEFORE ME PERSONALLY

APPEARED PHILIP A. STEINHAUS, TO BE KNOWN WHO BY ME TRULY SHOWN, DO SAY THAT HE IS THE CHIEF EXECUTIVE OFFICER OF SAID HOUSING AUTHORITY OF COLUMBIA, MISSOURI AND THAT HE FURTHER ACKNOWLEDGES THIS INSTRUMENT TO BE HIS FREE ACT AND THE FREE ACT AND DEED OF SAID HOUSING AUTHORITY.

STATE OF MISSOURI: 55

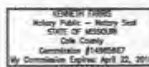
COUNTY OF BOONE: 1

SUBSCRIBED AND AFFIRMED BEFORE ME THIS ____ DAY OF ____, 2014.

KENNETH FARRIS, CHIEF EXECUTIVE OFFICER OF THE HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

MY COMMISSION EXPIRES APRIL 22, 2018

COMMISSION NUMBER 14905967



EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
DECEMBER 4, 2014

Case No. 15-18

A request by Crockett Engineering Consultants (agent) on behalf of The Housing Authority of Columbia (owner) for approval of a three-lot final plat on C-P (Planned Business District) and R-1 (One-family Dwelling District) zoned land, to be known as "Veteran's Campus". The 4.07-acre subject site is located on the south side of East Business Loop, 1000 feet east of Old Hwy. 63.

MR. REICHLIN: May we have the staff report, please.

Staff report was given by Mr. Clint Smith of the Planning and Development Department.
Staff recommends approval subject to minor technical corrections prior to forwarding to City Council.

MR. REICHLIN: Are there any questions of the staff? Seeing none. Here again, if there is somebody who cares to comment to help us with this matter, now would be a good time; otherwise, we will move right along. Comments of Commissioners? Quiet bunch tonight. Well, I'll make a motion that -- in Case No. 15-18, a request by Crockett Engineering on behalf of The Housing Authority of Columbia -- the approval of a three-lot final plat on C-P and R-1 zoned land to be known as "Veteran's Campus". The 4.07-acre subject site is located on the south side of East Business Loop.

MR. LEE: Second.

MR. TILLOTSON: Question: Are we going to add the staff's recommendation into this motion?

MR. LEE: Minor technical corrections?

MR. REICHLIN: With the minor technical corrections, of course. Thank you. Roll call, please.

MR. STRODTMAN: Yes, sir.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Strodtman, Mr. Tillotson, Ms. Burns, Mr. Lee, Ms. Loe, Mr. Reichlin. Motion carries 6-0.

MR. STRODTMAN: A recommendation of Planning and Zoning will be forwarded to City Council.