

# City of Columbia

701 East Broadway, Columbia, Missouri 65201



**Agenda Item Number:** B 22-15

**Department Source:** Community Development - Planning

**To:** City Council

**From:** City Manager & Staff

**Council Meeting Date:** 1/20/2015

**Re:** Heritage Village, Plat No. 2 - Final Major Plat (Case 15-31)

## Documents Included With This Agenda Item

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

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

## Executive Summary

Approval of this request will result in the creation of a one-lot plat of O-P (Planned Office District) zoned land, to be known as Heritage Village, Plat No. 2, and execution of an associated performance contract. The 9.87-acre subject site is located at the western terminus of Southampton Drive, and includes right-of-way for the western extension of Southampton Drive to Sinclair Road. (Case #15-31)

## Discussion

The applicant is requesting approval of a one-lot final major subdivision plat to allow for the development of a residential care facility for which plans have already been approved. The proposed plat substantially conforms with the preliminary plat/O-P development plan of Americare at Heritage Village, which was approved by Council on August 4, 2014.

The plat has been reviewed by City departments and external agencies, and meets all applicable requirements of the City's Zoning and Subdivision Regulations.

Locator maps, a copy of the proposed plat, and the existing preliminary plat/O-P plan are attached.

## Fiscal Impact

**Short-Term Impact:** No new capital spending is expected within the upcoming 2 years as a result of this proposal.

**Long-Term Impact:** Development of this site will increase demands on the adjacent streets, sanitary sewers, storm sewers, water and electric supply lines. The costs associated with meeting these demands will be offset by increased property and/or sales tax revenues and user fees.

# City of Columbia

701 East Broadway, Columbia, Missouri 65201



## Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Health, Social Services and Affordable Housing

Strategic Plan Impact: Growth Management

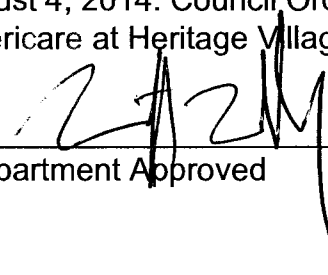
Comprehensive Plan Impact: Mobility, Connectivity, and Accessibility, Livable & Sustainable Communities

## Suggested Council Action

Approval of the proposed final plat

## Legislative History

August 4, 2014: Council Ord. 022149 approved the O-P development plan/preliminary plat for Americare at Heritage Village

  
Department Approved

  
City Manager Approved

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

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

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

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

Council Bill No. B 22-15

### **AN ORDINANCE**

approving the Final Plat of Heritage Village, Plat No. 2, a major 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 Heritage Village, Plat No. 2, as certified and signed by the surveyor on December 17, 2014, a major subdivision located at the western terminus of Southampton Drive, containing approximately 9.87 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 Columbia II, LLC in connection with the approval of the Final Plat of Heritage Village, Plat No. 2. 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 \_\_\_\_\_, 201~~4~~<sup>5</sup> between the City of Columbia, MO ("City") and **Columbia II, LLC.** ("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 **Heritage Village, 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 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

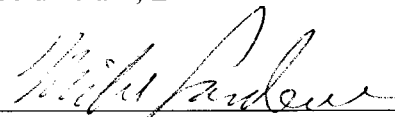
ATTEST:

\_\_\_\_\_  
Sheela Amin, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Nancy Thompson, City Counselor

Columbia II, LLC.

BY:   
Mike Landewee, Manager



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

Maps, Plats and Plans





## 15-31: Heritage Village, Plat No. 2 Final Plat



City of Columbia Zoning

100-Year Flood Plain



Parcels

Columbia City Limit





## 15-31: Heritage Village, Plat No. 2 Final Plat



— 10 Foot Contour Lines

--- 2 Foot Contour Lines



## Parcels

### Building Footprint



Columbia City Limit







## 15-31: Heritage Village, Plat No. 2

### Final Plat



City Sanitary Structure

City Sanitary Line

Private Sanitary Structure

Private Sanitary Line

Building Footprint

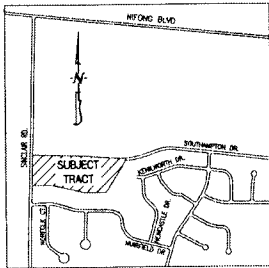
Columbia City Limit

Parcels

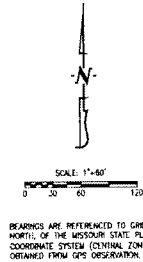


# FINAL PLAT HERITAGE VILLAGE, PLAT NO. 2

LOCATED IN THE SOUTH-EAST QUARTER OF SECTION 34, TOWNSHIP 48 NORTH, RANGE 13 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
DECEMBER 1, 2014



LOCATION MAP  
NOT TO SCALE



## LEGEND:

- E EXISTING
- S SET
- 1/2" 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- PERMANENT MARKING
- MEASURED DISTANCE (REC)
- RECORDED DISTANCE (CH)
- DRILL HOLE
- W/ CHISELED X
- P.O.B. POINT OF BEGINNING

## NOTES:

- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS SET FORTH BY MISSOURI BOARD RULE 20 CSR 20.00-16.00 SECTION (2)(A).
- A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
- THIS TRACT IS REGULATED BY THE STEAM BUFFER REQUIREMENTS IN SECTION 12A-25.0 OF THE CITY OF COLUMBIA ORDINANCES. THERE ARE NO REGULATED WATERWAYS LOCATED ON THIS SITE. (COLUMBIA QUADRANGLE)
- THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE FLOOD MAP PANEL NUMBER 29C1000000, DATED MARCH 17, 2011.

## CERTIFICATION:

I HEREBY CERTIFY THAT IN OCTOBER 2014, I COMPLETED A SURVEY AND SUBORDINATION FOR COLUMBIA R, LLC, OF A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4356, PAGE 138 AND BEING ALL OF TRACT 2 OF THE SURVEY RECORDED IN BOOK 4354, PAGE 40 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 34 AS SHOWN AT THE NORTHWEST CORNER OF SAID SURVEY RECORDED IN BOOK 4354, PAGE 40 AND WITH THE WEST LINE THEREOF, S 128°45'W, 187.60 FEET TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING AND LEAVING SAID WEST LINE, S 88°31'15"E, 15.00 FEET; THENCE 47.08 FEET ALONG A 36.00-FOOT RADIUS, NON-TANGENT, CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 47°25'55"E, 42.40 FEET; THENCE, S 88°31'15"E, 15.00 FEET; THENCE 44.03 FEET ALONG A 500.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 88°31'15"E, 44.03 FEET; THENCE S 87°40'55"E, 804.34 FEET; THENCE 24.16 FEET ALONG A 430.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 85°17'30"E, 24.15 FEET TO THE NORTHWEST CORNER OF HERITAGE VILLAGE PLAT NO. 1, RECORDED IN PLAT BOOK 47, PAGE 54, THENCE WITH THE LINES OF SAID HERITAGE VILLAGE PLAT NO. 1, S 105°55'W, 80.00 FEET; THENCE S 42°07'15"W, 393.78 FEET; THENCE S 44°55'35"W, 102.89 FEET; THENCE N 88°36'25"W, 205.88 FEET; THENCE N 73°06'30"W, 297.71 FEET; THENCE N 88°31'50"W, 276.24 FEET TO THE WEST LINE OF SAID SECTION 34; THENCE ALONG THE LINE OF SAID HERITAGE VILLAGE PLAT NO. 1 AND WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, N 128°45'E, 443.74 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.87 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 STADIUM BLVD.  
COLUMBIA, MO 65202  
CORPORATE NUMBER: 200015304



DAVID T. BUTCHER, PLS-20020214095

STATE OF MISSOURI SS  
COUNTY OF BOONE

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 17th DAY OF December, 2014.

Notary Public  
MY COMMISSION EXPIRES APRIL 22, 2018  
COMMISSION NUMBER 14959567

RENEATHA FARBS  
Notary Public - Notary Seal  
MISSOURI STATE  
Law County  
My Commission Expires April 22, 2018  
Commission #14959567

## KNOW ALL MEN BY THESE PRESENTS:

THAT COLUMBIA R, LLC, IS THE SOLE OWNER OF THE HEREIN DESCRIBED TRACT AND THAT SAID LIMITED LIABILITY COMPANY HAS CAUSED SAID TRACT TO BE SURVEYED, SUBORDINATED, AND PLATED AS SHOWN ON THE ABOVE DRAWING. THE STREET RIGHT OF WAY SHOWN BY THE ABOVE DRAWING IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER. THE EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREINAFTER BE KNOWN AS "HERITAGE VILLAGE, PLAT NO. 2".

IN WITNESS WHEREOF, COLUMBIA R, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 17th DAY OF December, 2014.

WILE JANNEY, MANAGER

STATE OF MISSOURI SS  
COUNTY OF BOONE

ON THIS 17th DAY OF December, 2014, BEFORE ME PERSONALLY APPEARED WILE JANNEY, TO ME KNOWN WHO BY ME DULY SHOWN, WHO SAYS THAT HE IS THE MANAGER OF SAID LIMITED LIABILITY COMPANY AND THAT HE FURTHER ACKNOWLEDGES THIS INSTRUMENT TO BE HIS FREE ACT AND THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

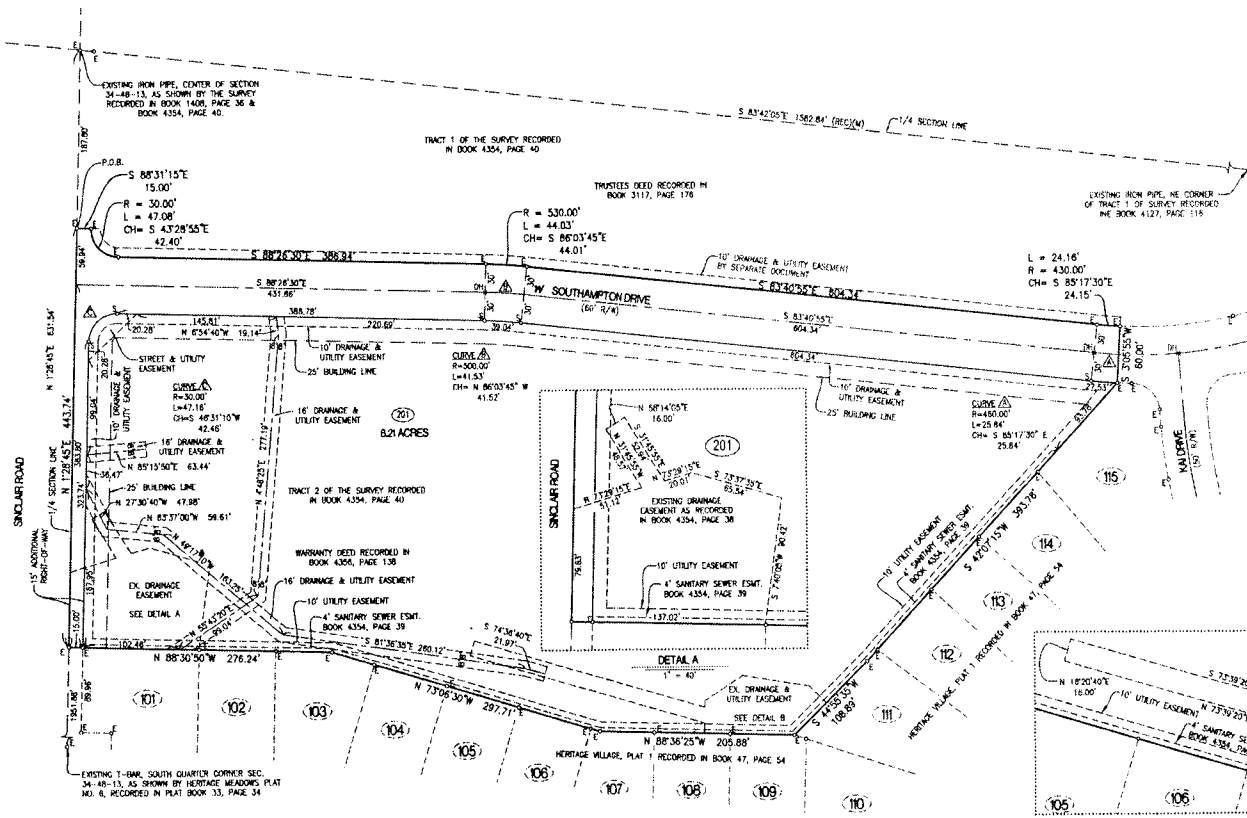
Notary Public  
MY COMMISSION EXPIRES April 22, 2018  
COMMISSION NUMBER 14959567

DANA MOORE  
Notary Public - Notary Seal  
MISSOURI STATE  
Law County  
My Commission Expires April 22, 2018  
Commission #14959567

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS 17th DAY OF December, 2015.

ROBERT MCDONALD, MAYOR

SHEELA ANNA, CITY CLERK

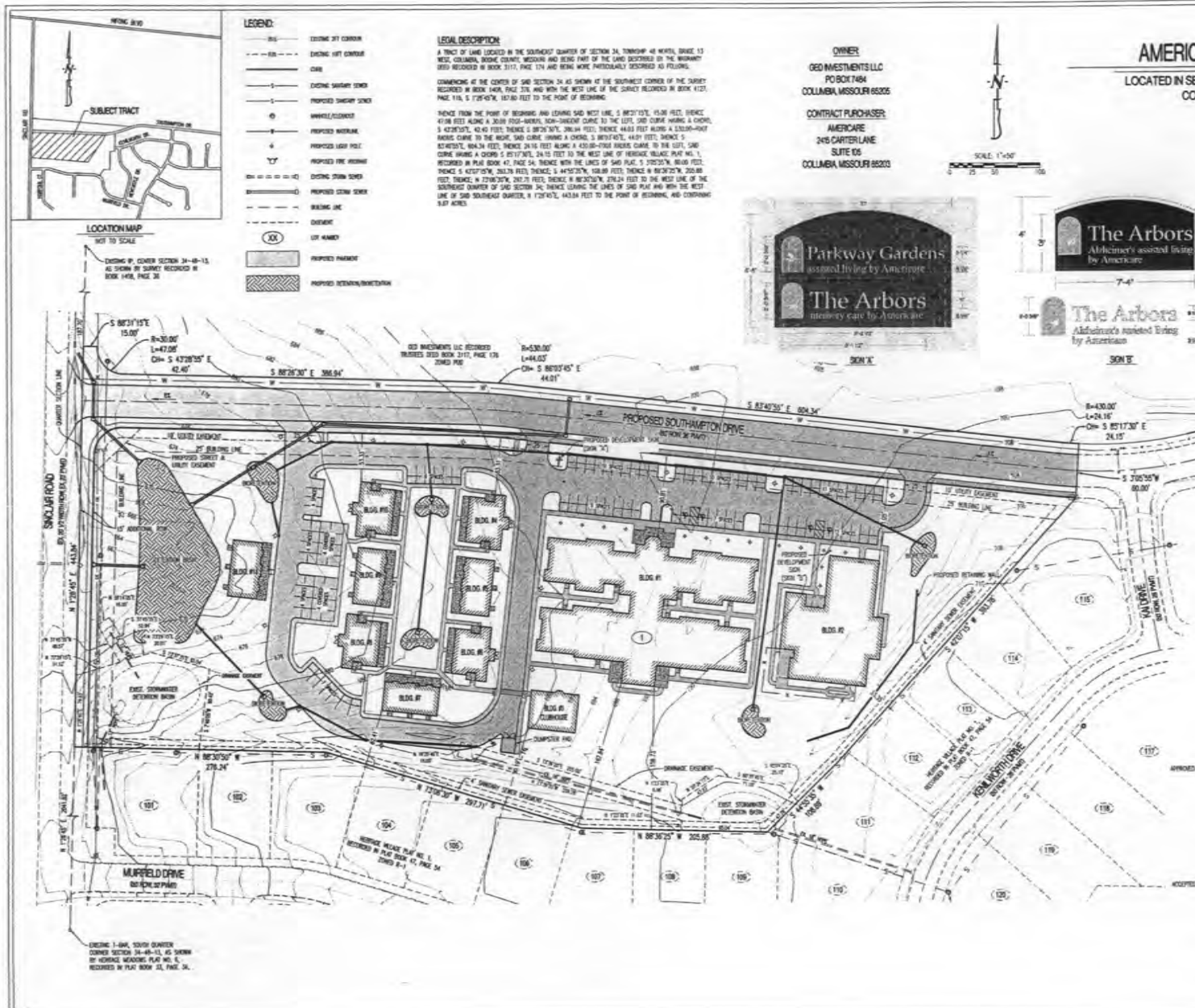


DETAIL A  
1" = 40'

DETAIL B  
1" = 60'



06/02/2014 ORIGINAL  
06/24/2014 CRY COMMENTS





LANDSCAPE DEVELOPMENT FOR  
**AMERICARE AT HERITAGE VILLAGE**

LANDSCAPING PLAN FOR  
**AMERICARE AT HERITAGE VILLAGE**

LOCATED IN SECTION 3, TOWNSHIP 48 NORTH,  
RANGE 13 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
JUNE 2014

DATE: 6/26/14  
DESIGNED BY: JR  
SCALE: 1"=20'-0"  
REVISIONS:  
6/30  
SHEET NUMBER:  
LSI  
PROJECT NAME:  
AMC Home and Study

PREPARED BY:

**CROCKETT**  
ENGINEERING CONSULTANTS

2608 North Stadium Boulevard  
Columbia, Missouri 65202  
(573) 447-0292

www.crockettengineering.com

SCALE: 1"=20'-0"  
0 10 20 40



Plant Schedule - Bed Plants

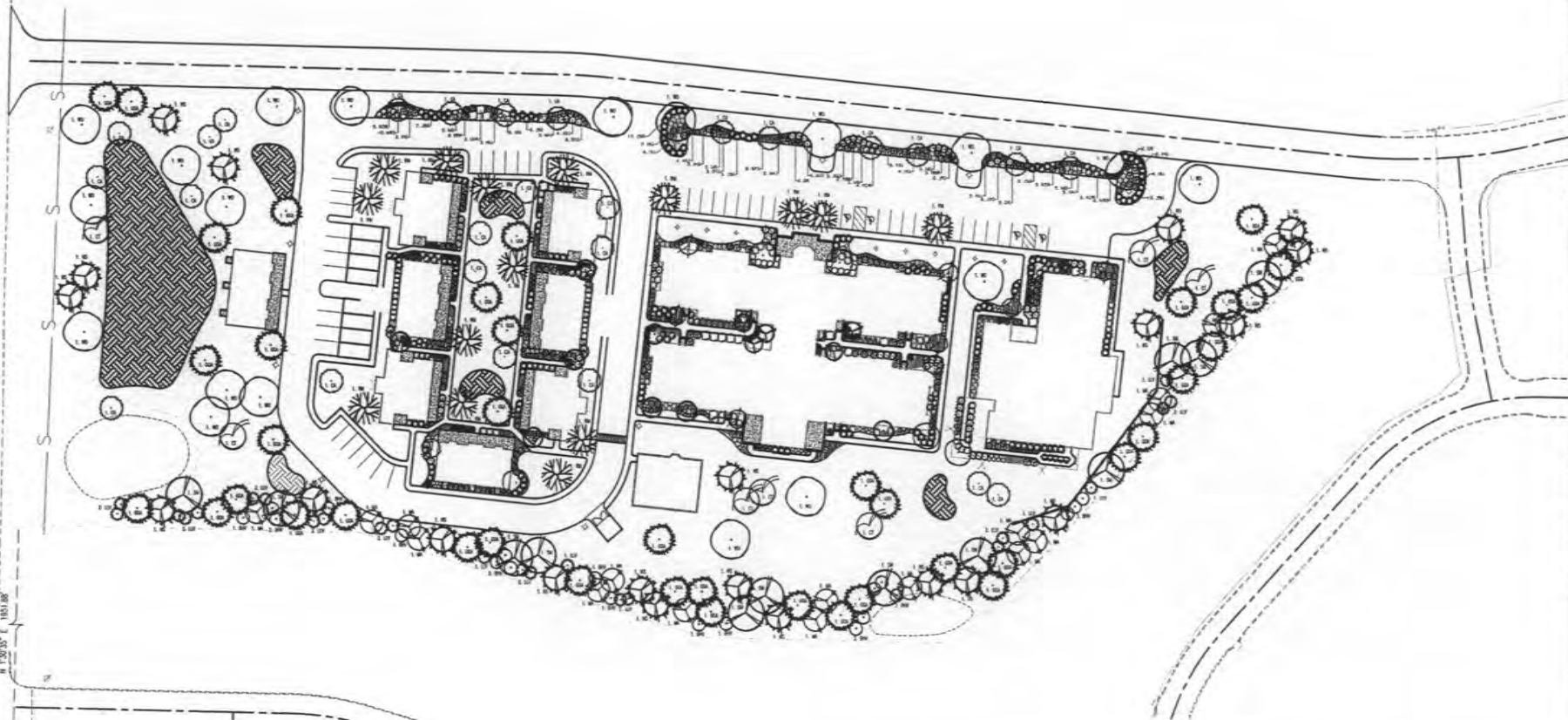
Quantity - Symbol - Plant Name - Size

- 5 - RB - River Birch - 10-12'
- 9 - FT - Fringe Tree - 5'
- 8 - MJ - Magnolia 'Jane' - 6-8'
- 5 - JM - Japanese Maple 'Bloodgood' - 5-6'

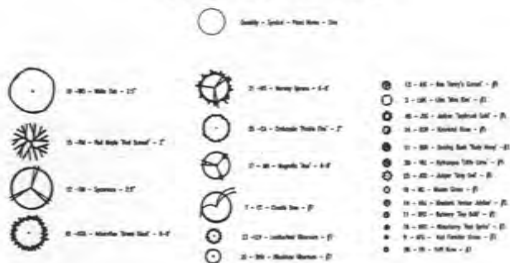
- 21 - BER - Burning Bush 'Rudy Haag' - #3
- 45 - WRS - Winterberry 'Red Sprite' - #3
- 22 - HNG - Ilex 'Henry's Garnet' - #5
- 12 - LMK - Lilac 'Miss Kim' - #3
- 64 - HLL - Hydrangea 'Little Lime' - #5
- 65 - BBP - Butterfly Bush 'Purple Haze' - #3
- 44 - KFG - Karl Forester Grass - #3
- 56 - MG - Maiden Grass - #5
- 50 - HS - Hosta 'Sieboldiana' - #2
- 58 - HIG - Borberry 'Tiny Gold' - #2

- 80 - JSG - Juniper 'Seybrook Gold' - #5
- 57 - JDO - Juniper 'Dray Owl' - #5
- 6 - GBS - Globe Blue Spruce - #5
- 33 - KKR - Knockout Rose - #5
- 23 - NAW - Ninebark 'Ambra Jubilee' - #5
- 96 - DR - Drift Rose - #3
- 25 - VCC - Viburnum 'Cardinal Candy' - #5
- 50 - BCG - Barwood 'Green Gem' - #5
- 32 - HBS - Hydrangea 'Bombshell' - #5
- 335 - PC - Pterocarpus 'Color' (Sedum, Daylily, Hueschens, etc.) - 18" Spacings

THE PLANT LIST IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY ALL PLANT COUNTS AND IF A DISCREPANCY EXISTS THE PLAN SHALL GOVERN. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING AWARE OF ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING ALL UTILITY CONFERENCES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION. LANDSCAPE CONTRACTOR TO RECEIVE SITE GRAD TO +/- 0.25 FOOT OF FINISHED GRADE. PLANTING BACK FILL MAY BE TO GRADUITY OF SUB-NATURAL TOPSOIL, AND CAN ORGANIC MATTER. THINER ROOTS AND TREE BODIES ARE TO BE WELLED WITH 3-4" DRIED BRUSH UNBUNDLED MESH. ALL SEEDING AREAS WITH A SLOPE OF 2:1 OR GREATER SHALL BE CONTROLLED WITH EROSION CONTROL NETTING. ALL BEDS AND LARRY AREAS SHALL BE BROADCAST WITH POP-UP SPRAY HEADS. LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF TWELVE MONTHS. ALL PLANTING BEDS AND TREE PLANTS TO BE DECORATED FROM TOP AREAS BY "V" TRIMMING. ALL PLANT MATERIAL MUST MEET THE SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.

LANDSCAPE DEVELOPMENT FOR  
**AMERICARE AT HERITAGE VILLAGE**

Plant Schedule - Site Trees and Screening



THE PLANT LIST IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY ALL PLANT COUNTS AND IF A DISCREPANCY EXISTS THE PLANT SHALL GROW. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR SEEDING AREAS OF ALL LANDSCAPING LOCATIONS. PLOTS AND SITES: THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR CONTRACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES PRIOR TO ANY EXCAVATION. LANDSCAPE CONTRACTOR TO RETAIN SITE CROUCHED TO +/-0.30 DITCH OF FINISHED GRADE. PLANTED TREES SHALL BE 6" DBH MINIMUM, 8' TALL MINIMUM, AND JONC DRAGGAGE WOODS. SPRUCE BRUSH AND THESE WILL ALSO BE MAINTAINED WITH 3-4" THICK BROWN HAWTHORN WOODS. ALL SCISSORED AREAS WITH A SLOPE OF 2:1 OR GREATER SHALL BE COVERED WITH EROSION CONTROL MATS. ALL RED BED LAMINA AREAS SHALL BE IRRIGATED WITH POP-U UP SPRINKLERS WEEKLY. LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF TWELVE MONTHS FROM DATE OF DELIVERY. ALL SEEDINGS SHALL BE DONE BY TOP DRESSING METHOD. ALL PLANT MATERIAL MUST MEET THE SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.

LANDSCAPING PLAN FOR  
AMERICARE AT HERITAGE VILLAGE

LOCATED IN SECTION 3, TOWNSHIP 48 NORTH,  
RANGE 13 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
JUNE 2014



PREPARED BY:

**CROCKETT**  
ENGINEERING CONSULTANTS

2608 North Stadium Boulevard  
Columbia, Missouri 65202  
(573) 447-0292

[www.crockettengineering.com](http://www.crockettengineering.com)

Date: 6.20.14

SCALE: 1-4000

**Keywords:**

228

SHEET NUMBER:

LS2

PROJECT Name:

### Site Tours and Scenic

CONCERNING THE PLASTER, THE CONSTRUCTION OF THE PLASTER WAS ONLY 20% OF THE PLASTER AND PLASTER WORKING COSTS. THE PLASTER WAS USED TO COVER THE PLASTER.