

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B 30-15

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: 2/2/2015

Re: River Region Credit Union - final plat (Case 15-16)

Documents Included With This Agenda Item

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

Supporting documentation includes: Revised final plat (dated 1/9/15) Summary of Board/Commission Reports (including locator maps, original reduced copy of plat, and O-P development plan), and excerpts from minutes

Executive Summary

Approval of the request will result in the creation of a 1.80 acre 1-lot final plat that will confer "legal lot" status to the acreage and permit the issuance of a building permit for a new River Region Credit Union bank building.

Discussion

River Region Credit Union is requesting approval of 1.80 acre one-lot final plat for the purposes of establishing a "legal lot" so they may proceed forward with the construction of a new banking facility. The proposed lot was shown as part of an O-P rezoning and development plan action which were approved on December 15, 2014 (Ord. 22307).

The proposed 1.80 acre lot consists of 1.63 acres of "unplatted" property and Lot 1B of Providence South Plaza Plat 1. The proposed plat will dedicate easements for drainage that were previously shown on the plat for the Meadows Phase 1, but not formally conveyed to the City as well as dedicate a small triangular portion of property in the southwest corner of the site for right of way purposes. Additionally, public sidewalk will be installed along Carter Lane and Huntridge Drive as part of the overall site improvements.

At its December 4, 2014 meeting, the Planning and Zoning Commission unanimously (6-0) recommended approval of the plat subject to approval of an administrative plat to create Lot 1B of Providence South Plaza and minor corrections to the plat. The Commission's approval conditions have been addressed. The project engineer was present to answer questions and no one from the public spoke in favor or opposition to the platting action.

A copy of the staff report (including locator maps and reduced copy of the plat) and meeting excerpts are attached.

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Fiscal Impact

Short-Term Impact: None. All public infrastructure investments (sidewalks and utility installation) will be borne by the developer.

Long-Term Impact: Limited. Impacts will include maintenance of public streets and sidewalks and increased public safety and trash collection services. These increased costs will be offset by increased property taxes and user fees.

Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Development, Transportation

Strategic Plan Impact: Economic Development, Growth Management, Infrastructure

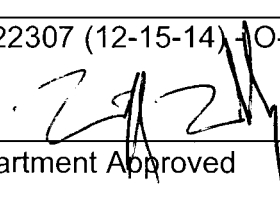
Comprehensive Plan Impact: Land Use & Growth Management, Infrastructure, Mobility, Connectivity, and Accessibility, Livable & Sustainable Communities

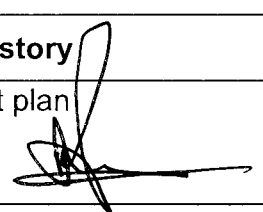
Suggested Council Action

Approve the 1-lot final plat as recommended by the Planning and Zoning Commission.

Legislative History

Ord. 22307 (12-15-14) - O-P rezoning and development plan


Department Approved


City Manager Approved

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 30-15

AN ORDINANCE

approving the Minor Subdivision and Replat of River Region Credit Union, a Replat of Lot 1, Providence South Plaza, 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 Minor Subdivision and Replat of River Region Credit Union, a Replat of Lot 1, Providence South Plaza, as certified and signed by the surveyor on January 9, 2015, a minor subdivision located on the southeast corner of Huntridge Drive and Carter Lane, containing approximately 1.80 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 River Region Credit Union in connection with the approval of the Minor Subdivision and Replat of River Region Credit Union. 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 15 of JAN, 2015 between the City of Columbia, MO ("City") and **River Region Credit Union**. ("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 **River Region Credit Union**, 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

River Region Credit Union

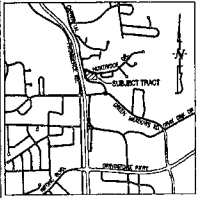
BY:  _____



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Revised final plat (dated 1/9/15), Summary of Board/Commission Reports
(including locator maps, original reduced copy of plat, and O-P development plan),
and excerpts from minutes

PLAT FOR RECORD IN BOONE COUNTY, MISSOURI
KURT J. JOHNSON, RECORDING CLERK



MINOR SUBDIVISION & REPLAT RIVER REGION CREDIT UNION

A MINOR SUBDIVISION AND REPLAT OF LOT 1, PROVIDENCE SOUTH PLAZA
LOCATED IN THE NORTHEAST QUARTER OF
SECTION 25, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
OCTOBER 27, 2014

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF
COLUMBIA, MISSOURI, THIS _____ DAY OF _____, 2015.

ROBERT MCJANNET, MAYOR

SHEILA AMIN, CITY CLERK

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING
COMMISSION THIS _____ DAY OF _____, 2015.

DR. RANAY PARI, CHAIRPERSON

CERTIFICATION:

I HEREBY CERTIFY THAT IN OCTOBER OF 2014, I COMPLETED A SURVEY AND SUBDIVISION FOR RIVER REGION CREDIT UNION, OF A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND DESCRIBED BY THE WARRANTY DEEDS RECORDED IN BOOK 4306, PAGE 67 AND BOOK 66, PAGE 64 AND ALSO BEING PART OF A TRACT SHOWN BY THE SURVEY RECORDED IN BOOK 375, PAGE 158 AND BEING LOT 16 OF PROVIDENCE SOUTH PLAZA, PLAT 3, RECORDED IN BOOK 4301, PAGE 48, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 102, THE MEADOWS PHASE 1, AS RECORDED IN PLAT BOOK 11, PAGE 276, AND THE NORTH PROPERTY LINE OF SAID LOT 1, PROVIDENCE SOUTH PLAZA, PLAT 1, THENCE WITH THE NORTH LINE THEREOF, N 82°00'15"W, 37.35 FEET, THENCE LEAVING SAID NORTH LINE, S 75°48'45"W, 32.82 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CARTER LANE, THENCE WITH ALONG SAID NORTH RIGHT-OF-WAY LINE, N 81°50'15"W, 105.40 FEET, THENCE 126.85 FEET ALONG AN 198.00-FOOT RADIUS, CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 63°23'00"W, 124.75 FEET, THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, N 82°00'15"W, 7.85 FEET TO THE EAST RIGHT-OF-WAY LINE OF CARTER LANE, THENCE N 10°25'20"W, 223.78 FEET, THENCE N 75°12'00"W, 52.48 FEET TO THE SOUTHWEST CORNER OF HUNTERDORF DRIVE AS SHOWN BY SAID THE MEADOWS PHASE 1, THENCE LEAVING THE RIGHT-OF-WAY OF CARTER LANE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID HUNTERDORF DRIVE, 85.23 FEET ALONG A 120.55-FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 77°22'25"E, 84.41 FEET, THENCE S 84°22'20"E, 73.30 FEET, THENCE 233.18 FEET ALONG AN 480.23-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 70°30'50"E, 230.95 FEET, THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, S 75°48'45"W, 178.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.80 ACRES.

I FURTHER CERTIFY THAT I SURVEYED THE ABOVE DESCRIBED PROPERTY AND SUBDIVISION IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI MEASUREMENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY:

CRONKETT ENGINEERING CONSULTANTS, LLC
2608 NORTH STOKER BLVD.
COLUMBIA, MO 65202

CORPORATE NUMBER: 2002151304

DAVID I. BUTCHER, PLS-2002014058
10/26/2015
DATE



STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND ATTESTED BEFORE ME THIS 10th DAY OF February, 2015.

KENNETH TARRIS
Notary Public - Notary Seal
MISSOURI OF STATE
Columbia County
My Commission Expires April 22, 2018
Commission Number 14945167

KNOW ALL MEN BY THESE PRESENTS:

THAT RIVER REGION CREDIT UNION, IS THE SOLE OWNER OF THE HEREIN DESCRIBED TRACT AND THAT SAID CREDIT UNION HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED 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 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 HEREAFTER BE KNOWN AS "RIVER REGION CREDIT UNION".

IN WITNESS WHEREOF, _____ INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY, THIS _____ DAY OF _____, 2015.

ATTEST

SECRETARY

PRESIDENT

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS _____ DAY OF _____, 2015 BEFORE ME PERSONALLY APPEARED _____ AND _____ TO ME KNOWN WHO BY ME FULLY SHOWN, AND SAY THAT THEY ARE OFFICERS OF SAID COMPANY AND THAT THEY FURTHER ACKNOWLEDGE THIS INSTRUMENT TO BE THEIR FREE ACT AND THE FREE ACT AND DEED OF SAID COMPANY.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

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AS RECORDED IN PLAT
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**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
December 4, 2014**

SUMMARY

A request by Crockett Engineering (agent) on behalf of River Region Credit Union (owner) for approval of a one-lot final plat to be known as "River Region Credit Union". The subject 1.80 site is located at the southeast corner of Huntridge Drive and Carter Lane. (Case #15-16)

DISCUSSION

The applicant is requesting approval of one-lot final plat for the purposes of establishing a "legal lot" so they may proceed forward with the construction of the financial institution that was shown on the O-P development plan reviewed by the Planning Commission at its November 20 meeting. The development plan is pending final Council action on December 15.

The proposed 1.80 acre lot consists of one "unplatted" property containing 1.63 acres and a 7,510 sq. ft. portion of Lot 1 of Providence South Plaza Plat 1. An administrative subdivision involving Lot 1 of Providence South Plaza is pending approval. Once approved, the 7,510 sq.ft. may be conveyed to the applicant while leaving the remainder of Lot 1 as a "legal lot" so future building permits may be issued in accordance with the approved O-P/C-P development plan for Providence South Plaza.

The proposed plat will dedicate easements for drainage that were previously shown on the plat for the Meadows Phase 1, but not formally conveyed to the City. Additionally, the proposed plat will dedicate a small triangular portion of property for right of way purposes in the southwest corner of the site to improve sight distance around the curve of Carter Lane. Furthermore, public sidewalk will be installed along Carter Lane and Huntridge Drive as part of the overall site improvements.

Given the fact that the administrative plat to divide existing Lot 1 of Providence South Plaza Plat 1 has not been formally approved, Council action on this request will need to be delayed. Action by the Planning Commission is permissible since all other technical requirements of the Subdivision Regulations have been addressed and the plat is consistent with the approved O-P development plan/preliminary plat for the site. Applicable internal and external review agencies support the approval of the final plat.

RECOMMENDATION

Approval subject to the following conditions:

1. The administrative plat subdividing Lot 1 of Providence South Plaza, Plat 1 is approved; and
2. Minor technical corrections are made to provide necessary recording information that will be generated following the recording of the administrative plat

ATTACHMENTS

- Locator and utility maps
- Reduced copy of final plat
- O-P Development Plan

SITE HISTORY

Annexation date	1964
Zoning District	O-P (pending Council approval December 15, 2014)
Land Use Plan designation	Residential District
Previous Subdivision/Legal Lot Status	Land in limits. This plat will create a "legal" lot

SITE CHARACTERISTICS

Area (acres)	+/- 1.80 acres
Topography	Generally flat – sloping from southwest to northeast
Vegetation/Landscaping	Primarily cleared with minor tree cover in along southern and eastern property boundaries
Watershed/Drainage	Hinkson Creek
Existing structures	Vacant

UTILITIES & SERVICES

Sanitary Sewer	All City services provided to site
Water	
Fire Protection	
Electric	

ACCESS

Carter Lane	
Location	West & southwest sides of site
Major Roadway Plan	Local non-residential (improved & City-maintained). 60-66 feet ROW required – approx. 81 feet existing. Sidewalk installation required with development. Additional right of way to be dedicated at SW corner of site.
CIP projects	1-2 year sidewalk construction - east side Carter Ln from Foxfire Dr. to Green Meadows (\$430,000 weather and funding permitting)

Huntridge Drive	
Location	North side of site
Major Roadway Plan	Residential (improved & City-maintained). 50-foot ROW existing. Sidewalk installation required with development.
CIP projects	None

PARKS & RECREATION

Neighborhood Parks	Highpointe Park – Appox. 560 feet east.
Trails Plan	No trails planned adjacent to site.
Bicycle/Pedestrian Plan	N/A



15-16: River Region Credit Union Final Minor

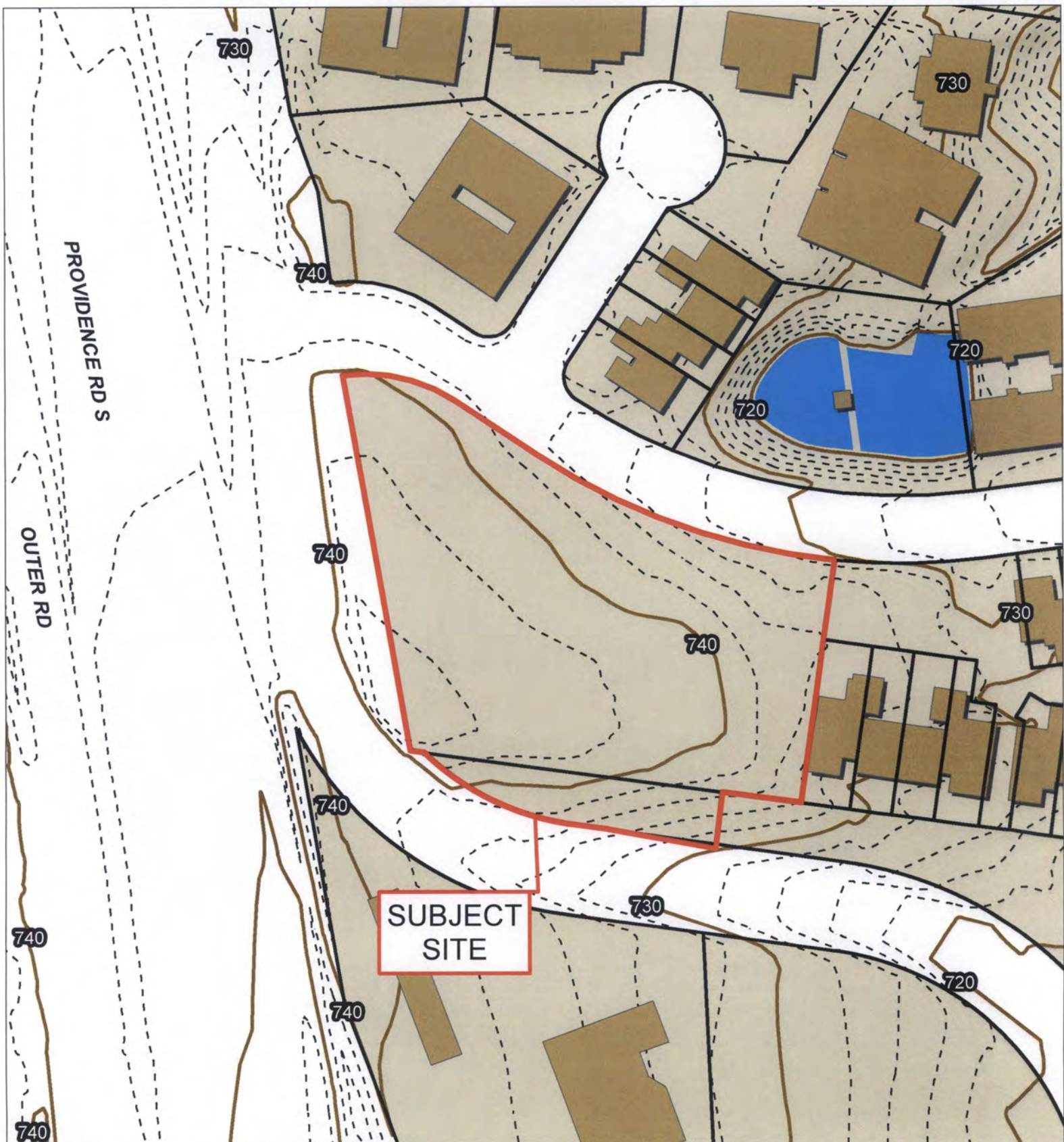


City of Columbia Zoning



Parcels





15-16: River Region Credit Union Final Minor



— 10 Foot Contour Lines

- - - 2 Foot Contour Lines

□ Parcels

■ Building Footprint

■ Bodies of Water

■ Columbia City Limit





15-16: River Region Credit Union Final Minor



● City Sanitary Structure

— City Sanitary Line

■ Building Footprint

● Private Sanitary Structure

— Private Sanitary Line

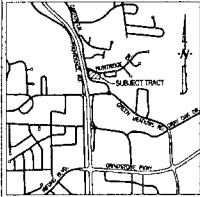
■ Parcels



Columbia City Limit



FILED FOR RECORD IN BOONE COUNTY, MISSOURI
BUTTE JOHNSON, RECORDER OF DEEDS



MINOR SUBDIVISION & REPLAT RIVER REGION CREDIT UNION

A MINOR SUBDIVISION AND REPLAT OF LOT 1, PROVIDENCE SOUTH PLAZA
LOCATED IN THE NORTHEAST QUARTER OF
SECTION 25, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
OCTOBER 27, 2014

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

ROBERT MCGAID, MAYOR

SHELLA AMIN, CITY CLERK

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

DR. RYAN PURL, CHAIRPERSON

CERTIFICATION:

I HEREBY CERTIFY THAT IN OCTOBER OF 2014, I COMPLETED A SURVEY AND SUBDIVISION FOR RIVER REGION CREDIT UNION, OF A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND DESCRIBED BY THE TRUSTEES DEED RECORDED IN BOOK ____ PAGE ____ AND ALSO BEING PART OF A TRACT SHOWN BY THE SURVEY RECORDED IN BOOK 378, PAGE 765 AND BEING LOT 1A OF PROVIDENCE SOUTH PLAZA, PLAT 1A, RECORDED IN BOOK ____ PAGE ____ AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 102, THE MEADOWS PHASE I, AS RECORDED IN PLAT BOOK 11, PAGE 276, AND THE NORTH PROPERTY LINE OF SAID LOT 1, PROVIDENCE SOUTH PLAZA, PLAT 1; THENCE WITH THE NORTH LINE THEREOF, N 82°00'15"W, 57.35 FEET; THENCE LEAVING SAID NORTH LINE, S 75°58'45"W, 39.82 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CARTER LANE, THENCE WITH SAID NORTH RIGHT-OF-WAY LINE, N 81°58'30"W, 108.40 FEET; THENCE 128.35 FEET ALONG AN 198.00-FOOT RADIUS, CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 83°25'00"W, 124.75 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, N 82°00'15"W, 1.85 FEET TO THE EAST RIGHT-OF-WAY LINE OF CARTER LANE, THENCE N 10°25'20"W, 223.78 FEET; THENCE N 75°12'00"W, 52.48 FEET TO THE SOUTHWEST CORNER OF HUNTRIDGE DRIVE AS SHOWN BY SAID THE MEADOWS PHASE I, THENCE LEAVING THE RIGHT-OF-WAY OF CARTER LANE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID HUNTRIDGE DRIVE, 88.23 FEET ALONG A 120.55-FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 77°22'25"E, 84.41 FEET; THENCE S 56°52'00"E, 73.30 FEET; THENCE 233.18 FEET ALONG AN 488.23-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 70°30'50"E, 230.95 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, S 75°58'45"W, 176.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.80 ACRES.

I FURTHER CERTIFY THAT I SUBMITTED THE ABOVE DESCRIBED PROPERTY AND SUBDIVISION AS IT IS SHOWN ON THE PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI WADSWORTH STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY:

CRICKETT ENGINEERING CONSULTANTS, LLC

2818 NORTH STAMPAH BLVD.

COLUMBIA, MO 65202

CORPORATE NUMBER: 2000151304



STATE OF MISSOURI: SS

COUNTY OF BOONE: SS

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

KENNETH FARRIS

NOTARY PUBLIC

MY COMMISSION EXPIRES APRIL 22, 2018

COMMISSION NUMBER 14095001

KENNETH FARRIS
Notary Public - Mersey Sea
MISSOURI OF STATE
Columbia County
My Commission Expires: April 22, 2018
Commission #14095001

KNOW ALL MEN BY THESE PRESENTS:

THAT RIVER REGION CREDIT UNION IS THE SOLE OWNER OF THE HEREON DESCRIBED TRACT AND THAT SAID COMPANY HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN IN THE ABOVE DRAWING. THE STREET RIGHT-OF-WAY SHOWN BY THE ABOVE 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 HEREAFTER BE KNOWN AS "RIVER REGION CREDIT UNION".

IN WITNESS WHEREOF, ____ INC. HAS CAUSED THESE PRESENTS TO BE SHOWN ON THIS PRESENT AND ATTESTED BY ITS SECRETARY, THIS ____ DAY OF ____ 2014.

RIVER REGION CREDIT UNION

A STATE CHARTERED CREDIT UNION

____ SECRETARY ____ PRESIDENT

STATE OF MISSOURI: SS

COUNTY OF BOONE: SS

ON THIS ____ DAY OF ____ 2014, BEFORE ME PERSONALLY
APPEARED ____ AND ____ TO ME KNOWN WHO BY
ME DULY SWORN, DID SAY THAT THEY ARE OFFICERS OF SAID COMPANY AND THAT THEY
FURTHER ACKNOWLEDGE THIS INSTRUMENT TO BE THEIR FREE ACT AND THE FREE ACT
AND DEED OF SAID COMPANY.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

COMMISSION NUMBER:

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

- NOTES:
- THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FEMA FIRM PANEL NUMBER 25019002300, DATED MARCH 17, 2011.
 - THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DETERMINED BY MISSOURI BOARD RULE 20 CSR 2030-18.04(2)(A).
 - RECORD TITLE INFORMATION WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, FILE NO. 1403203, DATED MAY 20, 2014.
 - NO PART OF THIS TRACT IS LOCATED IN THE STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
 - THE UTILITY EASEMENTS SHOWN ON PLAT RECORDED IN PLAT BOOK 11, PAGE 276 DON'T APPEAR TO HAVE BEEN PREVIOUSLY DEDICATED TO THE CITY OF COLUMBIA. THIS PLAT HEREBY DEDICATES THE UTILITY EASEMENTS TO THE CITY OF COLUMBIA.

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
DECEMBER 4, 2014

IV) SUBDIVISION

Case No. 15-16

A request by Crockett Engineering Consultants (agent) on behalf of River Region Credit Union (contract purchaser) for approval of a one-lot final plat to be known as "River Region Credit Union". The 1.80 acre site is located at the southeast corner of Huntridge Drive and Carter Lane.

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

Staff report was given by Mr. Pat Zenner of the Planning and Development Department.

Staff recommends approval subject to:

1. The administrative plat subdividing Lot 1 of Providence South Plaza, Plat 1 is approved; and
2. Minor technical corrections are made to provide necessary recording information that will be generated following the recording of the administrative plat.

MR. REICHLIN: Are there any questions of the staff? Seeing none. As is our practice, we'll usually take comments with regard to matters like this. Although it is not a public hearing, if anybody has anything they think will help add to the conversation, now is a good time to come forward. Seeing no one. I'll take comments of Commissioners.

MR. TILLOTSON: I think it is pretty straightforward. I don't think any of us have any comments. Unless somebody has a comment, I'll just go ahead and request -- make a motion to approve the request of River Region Credit Union for Case No. 15-16 for approval of a one-lot final plat to be known as "River Region Credit Union. The subject 1.8-acre site is located on the southeast corner of Huntridge Drive. Also add to that the recommendations of the staff for the administrative plat approval and minor technical correction resulting from an administrative plat being made.

MR. LEE: I'll second.

MR. REICHLIN: Mr. Lee seconds. May we have roll call, please.

MR. STRODTMAN: Yes, sir.

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

MR. STRODTMAN: Planning and Zoning's recommendation will be forwarded to City Council.

MR. REICHLIN: Thank you, Mr. Secretary.