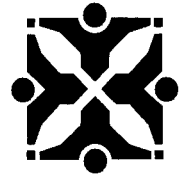


City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B 182-15

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: 7/6/2015

Re: Willow Falls, Plat No. 1 - final major plat (Case #15-109)

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 34-lot plat of R-1 (One-Family Dwelling District) zoned land, to be known as "Willow Falls, Plat No. 1", and execution of an associated performance contract. (Case #15-109)

Discussion

The applicant is requesting approval of a 34-lot final major plat of R-1 (One-Family Dwelling District) zoned land, that would permit construction of 34 single-family homes. The proposed plat substantially conforms to the Preliminary Plat of Vanderveen Crossing, Plat No. 9, which was approved by Council on July 19, 2004.

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 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: The development of this site may increase demands upon the adjacent streets, sanitary sewers, storm sewers, water and electric supply lines. The costs associated with meeting these demands may be offset by increased property and/or sales tax revenues and user fees.

Vision, Strategic & Comprehensive Plan Impact

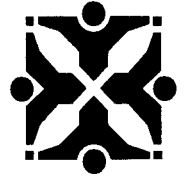
Vision Impact: N/A

Strategic Plan Impact: N/A

Comprehensive Plan Impact: N/A

City of Columbia

701 East Broadway, Columbia, Missouri 65201




Suggested Council Action

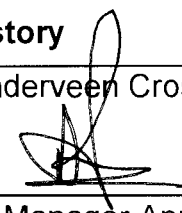
Approval of the final major plat of Willow Falls, Plat No. 1

Legislative History

July, 2004: Council approved the Preliminary Plat of Vanderveen Crossing, Plat No. 9 (R 135-04)



Department Approved



City Manager Approved

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 182-15

AN ORDINANCE

approving the Final Plat of Willow Falls, Plat No. 1, 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 Willow Falls, Plat No. 1, as certified and signed by the surveyor on June 15, 2015, a major subdivision located west of the terminus of Blue Ridge Road and Clydesdale Drive and north of Prairie Lane, containing approximately 9.96 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 Development Group, LLC in connection with the approval of the Final Plat of Willow Falls, Plat No. 1. 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 **Columbia Development Group, 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 **Willow Falls, Plat No. 1**, 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 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:

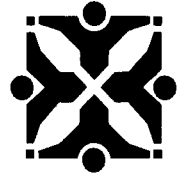
Sheela Amin, City Clerk

APPROVED AS TO FORM:

Nancy Thompson, City Counselor

Columbia Development Group, LLC.

BY: *F. H. Atkins*



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Maps, Plats and Plans



15-109: Willow Falls Plat No. 1 Final Major Plat



City of Columbia Zoning



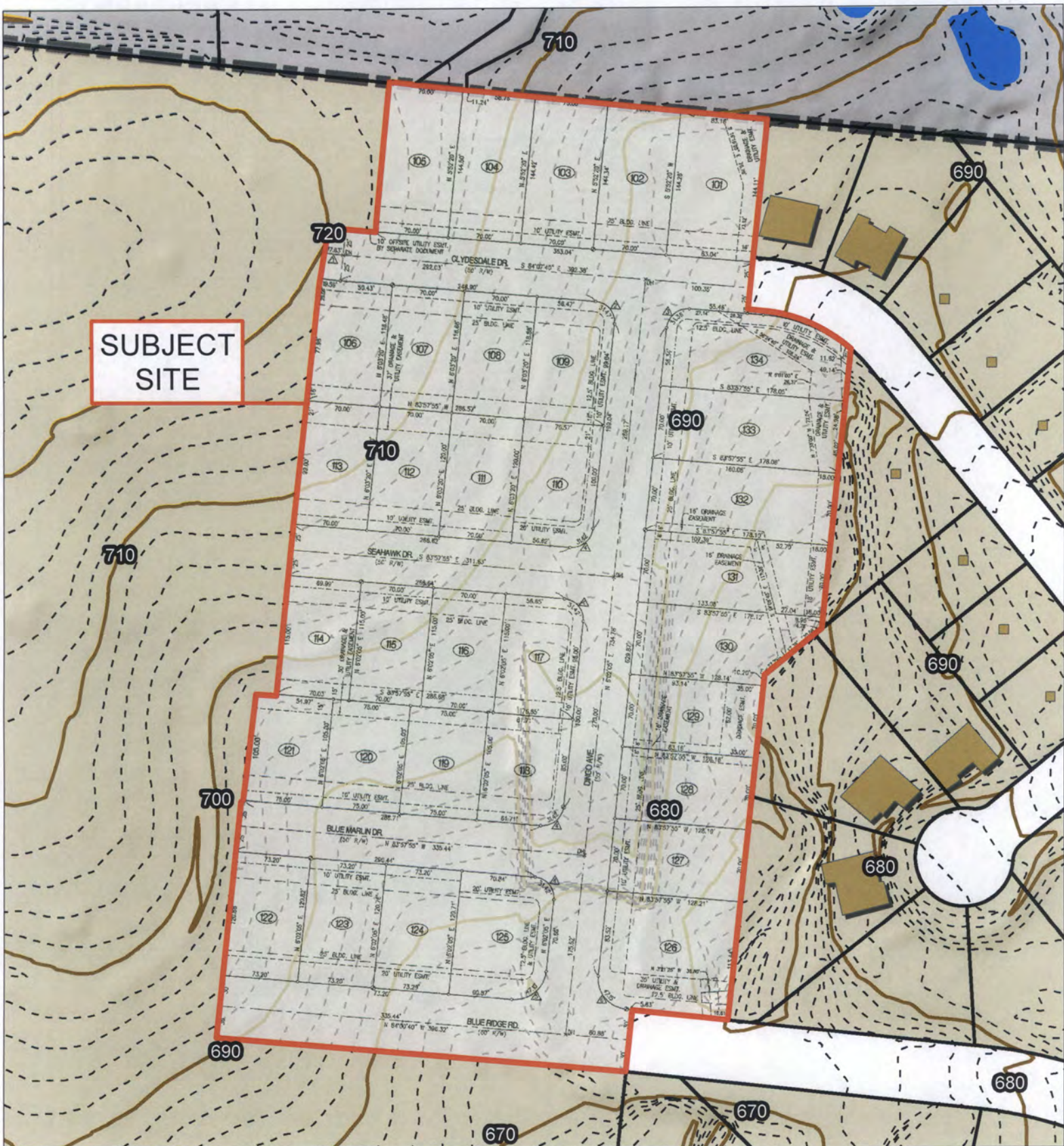
Boone County Zoning



Parcels

Columbia City Limit





15-109: Willow Falls Plat No. 1 Final Major Plat



- 10 Foot Contour Lines
- - - 2 Foot Contour Lines
- ▭ Parcels
- ▭ Building Footprint
- ▭ Bodies of Water





15-109: Willow Falls Plat No. 1 Final Major Plat

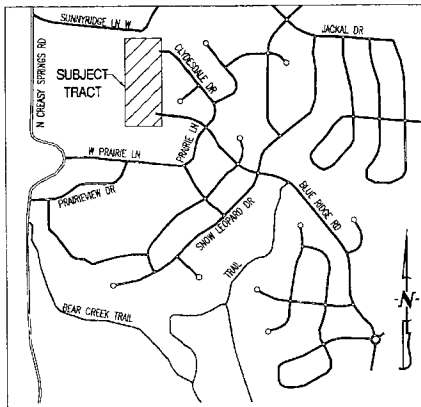


- City Sanitary Structure
- City Sanitary Line
- Building Footprint
- Private Sanitary Line
- Parcels



FINAL PLAT
WILLOW FALLS, PLAT No. 1

A MAJOR SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF
SECTION 35, TOWNSHIP 49 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
APRIL 13, 2015



LOCATION MAP
NOT TO SCALE

KNOW ALL MEN BY THESE PRESENTS:

THAT THE COLUMBIA DEVELOPMENT GROUP, LLC IS THE SOLE OWNER OF THE HEREDIN DESCRIBED TRACT AND THAT SAID LIMITED LIABILITY COMPANY HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATED AS SHOWN ON THE ATTACHED DRAWING. THE STREET, RIGHT-OF-WAYS SHOWN BY THE ATTACHED DRAWING ARE 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 ATTACHED DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "WILLOW FALLS, PLAT NO. 1"

IN WITNESS WHEREOF, THE COLUMBIA DEVELOPMENT GROUP, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBERS, THIS _____ DAY OF _____, 2015.

THE COLUMBIA DEVELOPMENT GROUP, LLC.

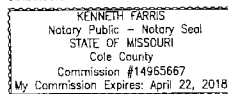
T. SCOTT ATKINS, MEMBER

SCOTT F. LINNEMEYER, MEMBER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS _____ DAY OF _____, 2015 BEFORE ME PERSONALLY APPEARED T. SCOTT ATKINS, TO ME KNOWN WHO BY ME DULY SWORN, DID SAY THAT HE IS A MEMBER OF SAID LIMITED LIABILITY COMPANY AND THAT HE FURTHER ACKNOWLEDGE THIS INSTRUMENT TO BE HIS FREE ACT AND THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

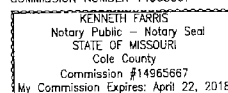
KENNETH FARRIS
NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 22, 2018
COMMISSION NUMBER 14965667



STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS _____ DAY OF _____, 2015 BEFORE ME PERSONALLY APPEARED SCOTT F. LINNEMEYER, TO ME KNOWN WHO BY ME DULY SWORN, DID SAY THAT HE IS A MEMBER OF SAID LIMITED LIABILITY COMPANY AND THAT HE FURTHER ACKNOWLEDGE THIS INSTRUMENT TO BE HIS FREE ACT AND THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

KENNETH FARRIS
NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 22, 2018
COMMISSION NUMBER 14965667



CERTIFICATION:

I HEREBY CERTIFY THAT IN APRIL OF 2015, I COMPLETED A SURVEY AND SUBDIVISION FOR THE COLUMBIA DEVELOPMENT GROUP, LLC, OF A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 49 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND SHOWN IN THE SURVEY RECORDED IN BOOK 2461, PAGE 148 AND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4254, PAGE 51 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

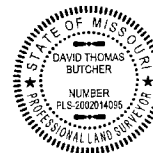
BEGINNING AT A POINT ON THE NORTH LINE OF SAID SURVEY RECORDED IN BOOK 2461, PAGE 148 AND BEING THE NORTHWEST CORNER OF LOT 1000 OF BRADLEY PLACE, PLAT NO. 1, RECORDED IN PLAT BOOK 40, PAGE 45; THENCE LEAVING SAID NORTH LINE, AND ALONG THE WEST LINE OF SAID BRADLEY PLACE, PLAT NO. 1 THEREOF, S 5°55'15"W, 194.11 FEET; THENCE S 84°07'40"E, 15.71 FEET; THENCE 52.62 FEET ALONG A 150.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 66°26'20"E, 91.16 FEET; THENCE S 6°01'00"W, 269.10 FEET; THENCE S 51°07'00"W, 70.59 FEET; THENCE S 6°01'00"W, 333.65 FEET; THENCE N 84°00'40"W, 92.39 FEET; THENCE S 5°59'20"W, 60.00 FEET; THENCE LEAVING SAID WEST LINE OF BRADLEY PLACE, PLAT NO. 1, N 84°00'40"W, 396.34 FEET; THENCE N 6°02'05"E, 230.88 FEET; THENCE S 83°57'55"E, 3.73 FEET; THENCE N 6°02'05"E, 105.00 FEET; THENCE S 83°57'55"E, 20.03 FEET; THENCE N 6°03'20"E, 404.05 FEET; THENCE N 10°21'40"E, 50.00 FEET; THENCE 15.67 FEET ALONG A 200.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 81°53'00"E, 15.67 FEET; THENCE S 84°07'40"E, 29.37 FEET; THENCE N 5°52'20"E, 144.58 FEET TO THE NORTH LINE OF SAID SURVEY RECORDED IN BOOK 2461, PAGE 148; THENCE WITH THE NORTH LINE THEREOF, S 84°03'40"E, 363.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.96 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
2608 NORTH STADIUM BLVD.
COLUMBIA, MO 65202

CORPORATE NUMBER: 2000151304



DAVID T. BUTCHER, PLS-2002014095

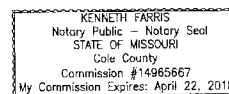
6/15/2015
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 15th DAY OF June, 2015.

Kenneth Farris
KENNETH FARRIS

NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 22, 2018
COMMISSION NUMBER 14965667



NOTES:

1. THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAPS. PANEL NO. 29019C02800, DATED: MARCH 17, 2011.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A).
3. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY
4. THIS TRACT IS NOT REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES. THERE ARE NO REGULATED STREAMS ON THIS SITE AS SHOWN BY THE COLUMBIA USGS QUADRANGLE MAP.
5. ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION OF STREET AND UTILITIES ARE COMPLETE.
6. DRIVEWAY ACCESS ONTO BLUE RIDGE ROAD AND CREASY SPRINGS ROAD IS TO BE PROHIBITED.

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

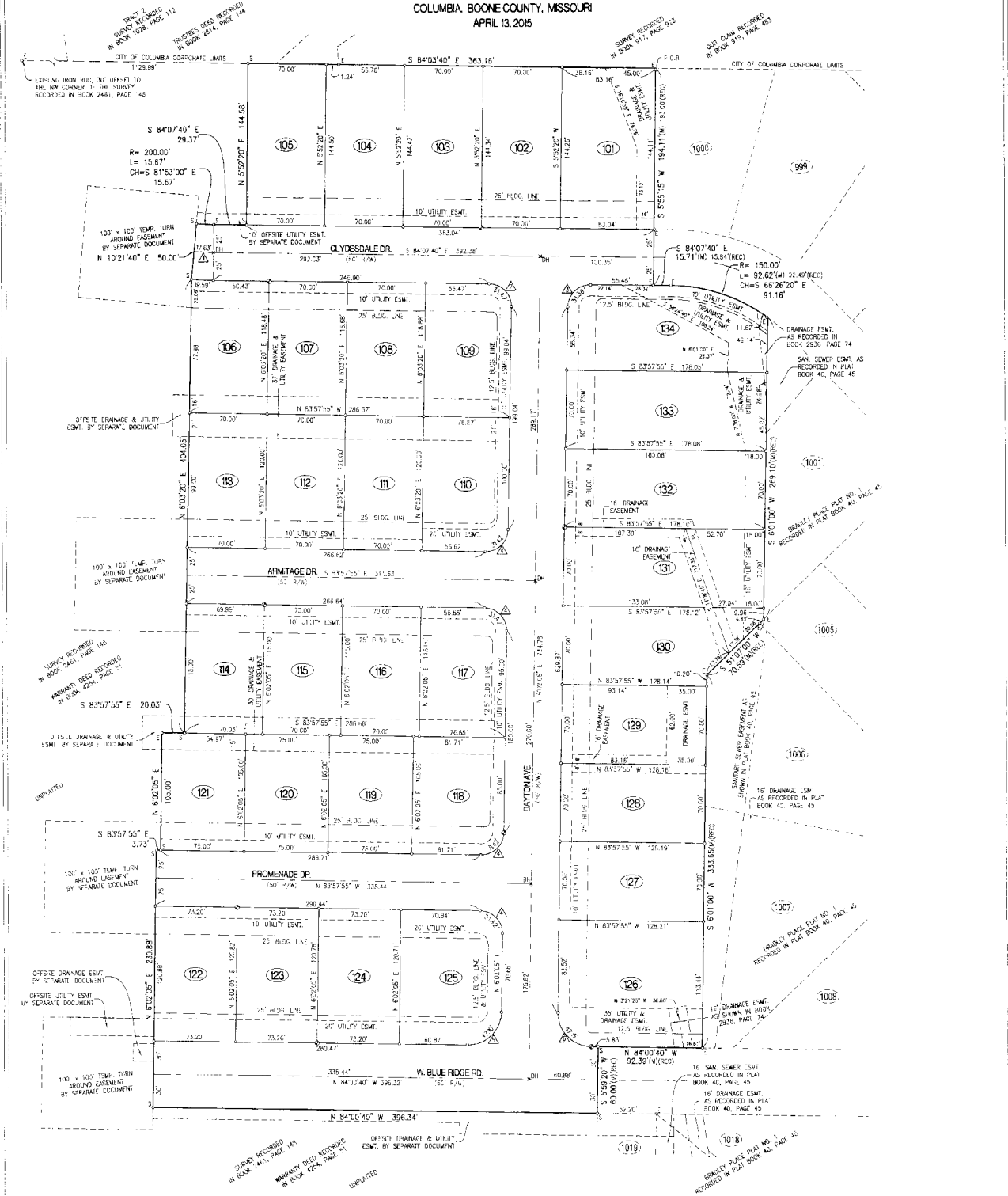
ROBERT McDAVID, MAYOR

SHEELA AMIN, CITY CLERK

FINAL PLAT WILLOW FALLS, PLAT No.1

A MAJOR SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF
SECTION 35, TOWNSHIP 49 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
APRIL 13, 2015

SHEET 2 OF 2



NOTES:

1. THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAPS PAGES NO. 280/282/283, DATED MARCH 17, 2011.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR AGRICULTURAL PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 203.0 - 6.04(2)(A).
3. A CURBLINE TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
4. THIS TRACT IS NOT REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 22A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES, THERE ARE NO REGULATED STREAMS ON THIS SITE AS SHOWN BY THE COLUMBIA USGS QUADRANGLE MAP.
5. ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION OF STREET AND UTILITIES ARE COMPLETE.
6. DRAINAGE ACCESS ONTO BLUE RIDGE ROAD AND GREAT SPRINGS ROAD IS TO BE PREPARED.

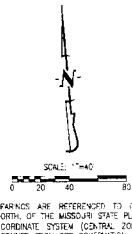
CURVE	R	L	CHORD	CHORD BE
1	225.00'	41.92'	S 78°47'24" E	41.88'
2	20.00'	31.47'	N 39°02'48" W	28.32'
3	20.00'	31.35'	N 50°57'12" E	28.24'
4	20.00'	31.40'	N 51°02'04" E	28.28'
5	30.00'	47.17'	N 51°00'43" E	42.41'
6	30.00'	47.15'	N 39°58'17" W	42.44'

LEGEND

- E EXISTING
- S SET
- 1/2" 1/2" WALK PIPE (UNLESS NOTED OTHERWISE)
- PERMANENT MONUMENT
- (M) MEASURED DISTANCE (NEED TO CLIMB A DISTANCE OF 4' HOLE)
- W/ CHISELED X
- P.O.B. POINT OF BEGINNING



David Thomas
DAVID T. BUTCHER, PLS 28020-1535
4/13/2015
DATE



Introduced by Hindman Council Bill No. R 135-04

A RESOLUTION

approving the Preliminary Plat of Vanderveen Crossing,
Plat No. 9, a major subdivision; granting variances from
the Subdivision Regulations.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council hereby approves the Preliminary Plat of Vanderveen Crossing, Plat No. 9, dated June 10, 2004, a major subdivision located at the western end of Blue Ridge Road, extended, east of Creasy Springs Road, containing approximately 70.78 acres, and hereby confers upon the subdivider the following rights for a period of seven years from the date of this approval:

- A. The terms and conditions under which the Preliminary Plat was given will not be changed.
- B. The subdivider may submit on or before the expiration date the whole or any part of the subdivision for final approval.
- C. The time for filing the final plat may be extended by the Council for a specified period on such terms and conditions as the Council may approve.

SECTION 2. Prior to approval of the Final Plat of this Subdivision, the subdivider shall have completed the improvements required by the Subdivision Regulations, or in lieu of completion of the work and installations referred to, present security to the City Council with surety and conditions satisfactory and acceptable to the City Council, providing for and securing the actual construction and installation of the improvements and utilities within a period of seven years; or put the City Council in an assured position to do the work, obligating the developer to install the improvements indicated on the plat, provided that no occupancy permit will be issued to any person for occupancy of any structure on any street that is not completed in front of the property involved, or the utilities have not been installed to the satisfaction of the City.


SECTION 3. Subdivider is granted a variance from the requirement of Section 25-43 of the Subdivision Regulations so that Blue Ridge Road may be constructed with a pavement width of thirty-three feet in a sixty-foot right-of-way.

SECTION 4. Subdivider is granted a variance from the requirement of Section 25-45(1) of the Subdivision Regulations to allow a center line curvature less than 12° 30' on Blue Ridge Road.

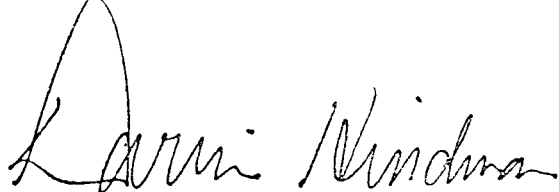
SECTION 5. Subdivider is granted a variance from the requirement of Section 25-45(2) of the Subdivision Regulations so that Blue Ridge Road may be constructed without a tangent segment between curves.

ADOPTED this 19th day of July, 2004.

ATTEST:




City Clerk



Mayor and Presiding Officer

APPROVED AS TO FORM:



City Counselor

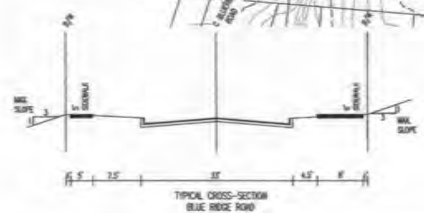
PRELIMINARY PLAT VANDERVEEN CROSSING, PLAT No. 9

A MAJOR SUBDIVISION LOCATED IN THE SECTION 35
TOWNSHIP 49 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
MAY, 2004

OWNER & DEVELOPER:
STEVE HENDERSON CONSTRUCTION, INC.
4101 WHITE ROCK
COLUMBIA, MO 65202



- NOTES:
- 1) WATER DISTRIBUTION TO BE DESIGNED BY THE CITY WATER AND LIGHT DEPARTMENT.
 - 2) ALL PUBLIC SANITARY SEWER EXTENSIONS SHALL BE MINIMUM OF 12" DIAMETER. SEWERS NOT CONSTRUCTED ALONG FRONT OF LOTS TO BE LOCATED WITHIN 10 FEET SIDE EXISTING OR EXISTING EQUAL TO THE DEPTH OF THE SEWER. IF SEWER IS DEEPER THAN 10 FEET, NO DEPTH SHALL BE GREATER THAN 20 FEET.
 - 3) NO PART OF THIS TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN AS ADOPTED BY THE CITY OF COLUMBIA.
 - 4) ALL STREET R/W SHALL BE 50 FEET WIDE RESIDENTIAL STREETS, UNLESS OTHERWISE NOTED.
 - 5) THERE SHALL BE A 10 FOOT VEHICULAR CLEARANCE ALONG THE SIDE OF EACH LOT ADJACENT TO STREET RIGHT-OF-WAY.
 - 6) ALL STREET GUTTER CHANNELS WILL BE CONNECTED BY ADEQUATE VERTICAL CURVES AT THE TIME OF THE FINAL STREET DESIGN.
 - 7) NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN MO.
 - 8) LOT NUMBERING SHOWN ARE FOR PRELIMINARY PURPOSES ONLY.
 - 9) THE EXISTING ZONING OF THIS TRACT IS R-1.
 - 10) THIS PLAT COVERS 75.76 ACRES.
 - 11) ALL CUL-DE-SACS ARE PROPOSED TO HAVE A MINIMUM FUTURE RADIUS OF 30 FEET.
 - 12) LOT 1 IS TO BE DEDICATED TO THE HOME OWNERS ASSOCIATION AND IS TO BE USED FOR LANDSCAPING, STORAGE, AND GREEN SPACE.
 - 13) A 4' SIDEWALK SHALL BE CONSTRUCTED ADJACENT TO ALL RESIDENTIAL STREETS. A 5' SIDEWALK SHALL BE CONSTRUCTED ADJACENT TO THE SOUTHERLY SIDE OF BLUE BRIDGE ROAD. AN 8' SIDEWALK SHALL BE CONSTRUCTED ADJACENT TO THE NORTHERLY SIDE OF BLUE BRIDGE ROAD. A 5' SIDEWALK SHALL BE CONSTRUCTED ADJACENT TO THE EAST SIDE OF CROCKETT SPRINGS ROAD.
 - 14) DRIVEWAY ACCESS ONTO BLUE BRIDGE ROAD AND CROCKETT SPRINGS ROAD IS TO BE PROHIBITED.
 - 15) THERE SHALL BE NO INCREASE IN GROUND ELEVATIONS WITHIN 25' OF EITHER SIDE OF TRANSMISSION LINE CENTERLINE.
 - 16) THERE SHALL BE NO CUT OR FILL WITHIN 25' OF ANY TRANSMISSION LINE POLE.
 - 17) NO EXCAVATION SHALL BE COMPLETED WITHIN TRANSMISSION LINE EXISTENCE UNLESS WRITTEN PERMISSION FROM COHC.
 - 18) ELECTRIC DISTRIBUTION TO BE DESIGNED BY BUNGE ELECTRIC.



APPROVED BY THE PLANNING AND ZONING COMMISSION
100 E. 1st St. of COLUMBIA, MO 65202

Jonny Vard
CHAIRMAN

DESIGNED BY
CROCKETT
ENGINEERING
CONSULTANTS, LLC
2000 N. 1st St. Suite 100
Columbia, MO 65202
(573) 441-1111

Matthew J. Henderson
OWNER & DEVELOPER
DATE: MAY 20, 2004
REVISED: JUNE 10, 2004