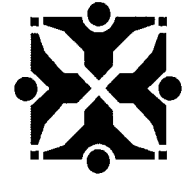


# City of Columbia

701 East Broadway, Columbia, Missouri 65201



**Agenda Item Number:** B 183-15

**Department Source:** Community Development - Planning

**To:** City Council

**From:** City Manager & Staff

**Council Meeting Date:** 7/6/2015

**Re:** Sarrazin Estate Subdivision - Final Minor Plat (Case # 15-126)

## Documents Included With This Agenda Item

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

**Supporting documentation includes:** Summary of Board/Commission Reports (including locator maps and reduced copy of plat), Excerpts from Minutes

## Executive Summary

Approval of the request will result in the creation of a one-lot final plat to be known as "Sarrazin Estate Subdivision". The 7.48-acre subject site is located on the south side of I-70 Drive SE, approximately 2,000 feet west of St. Charles Road, and addressed as 5108 I-70 Drive SE.

## Discussion

The applicant is requesting approval of a final plat that would create one legal lot. The property is currently improved with a single-family residence, and has access to all necessary utilities.

Primary access to the site is from I-70 Drive SE, to the north of the property. The site also abuts the terminus of Talon Road at its southeast corner. Any future redevelopment of the site may require additional right of way dedication for the extension of Talon Road to connect with I-70 Drive SE.

At its meeting on June 18, 2015, the Planning and Zoning Commission voted unanimously (7-0) to recommend approval of the final plat. The Commission had no questions regarding the request, and no one from the public spoke during the meeting.

## Fiscal Impact

**Short-Term Impact:** Property is currently developed. No added impact.

**Long-Term Impact:** None as currently developed. If redeveloped, additional public infrastructure would be required that may increase loads on public utilities, safety and trash collection services. Such cost increases may be offset by increased user fees and taxes.

# City of Columbia

701 East Broadway, Columbia, Missouri 65201



## Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Not Applicable

Strategic Plan Impact: Not Applicable

Comprehensive Plan Impact: Not Applicable

## Suggested Council Action

Approval of the final plat of "Sarrazin Estate Subdivision".


## Legislative History

Ordinance #17366 (7/15/02): Approved annexation and zoning to A-1 (south portion)

Ordinance #5132 (6/1/70): Approved zoning to A-1 (north portion)

Resolution #337-69 (10/10/69): Approved annexation (north portion)

  
\_\_\_\_\_  
Department Approved

  
\_\_\_\_\_  
City Manager Approved

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

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

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

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

Council Bill No. B 183-15

### **AN ORDINANCE**

approving the Final Plat of Sarrazin Estate 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 Sarrazin Estate Subdivision, as certified and signed by the surveyor on May 29, 2015, a minor subdivision located on the south side of I-70 Drive SE and west of St. Charles Road (5108 I-70 Drive SE), containing approximately 7.48 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 Michael J. Sarrazin in connection with the approval of the Final Plat of Sarrazin Estate Subdivision. 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 \_\_\_\_\_, 20\_\_\_\_ between the City of Columbia, MO ("City") and MICHAEL J. SARRAZIN ("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 SARRAZIN ESTATE SUBDIVISION, 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 utilities 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 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 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 WHEREOF, the parties have executed this contract on the day and year first above written.

CITY OF COLUMBIA, MISSOURI

BY: \_\_\_\_\_  
Mike Matthes, City Manager

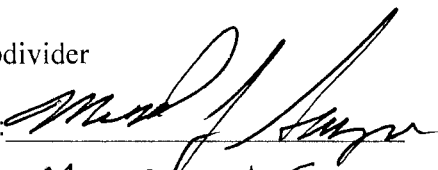
ATTEST:

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

APPROVED AS TO FORM:

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

Subdivider

BY:   
MICHAEL J. SARRAZIN



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

Summary of Board/Commission Reports (including locator maps and reduced copy of plat), Excerpts from Minutes

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
June 18, 2015**

**SUMMARY**

A request by Engineering Surveys & Services (applicant) on behalf of the owner (Mike Sarrazin) for approval of a one-lot final plat on A-1 (Agricultural District) zoned land, to be known as "Sarrazin Estate Subdivision". The 7.48-acre subject site is located on the south side of I-70 Drive SE, approximately 2,000 feet west of St. Charles Road, and addressed as 5108 I-70 Drive SE. (**Case #15-126**)

**DISCUSSION**

The applicant is requesting approval of a final plat that would create one legal lot. The property is currently improved with a single-family residence, and has access to all necessary utilities.

Access to the site is from I-70 Drive SE, to the north of the property. The site also abuts the terminus of Talon Road at the southeast corner of the property. At this time, the City is not requiring that right of way for Talon Drive be extended through the property given that the property is being subdivided only for the benefit of the existing house, and not further subdivided to accommodate additional development; therefore right of way extension is not warranted at this time. If the property is resubdivided in the future, the City may require the dedication of right of way in order to extend Talon Road to I-70 Drive SE or to terminate the roadway in a cul-de-sac.

Staff has reviewed the plat and finds that it complies with all relevant zoning and subdivision regulations and recommends approval.

**RECOMMENDATION**

Approval of the final plat of "Sarrazin Estate Subdivision".

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator aerial & topographic maps
- Final Plat

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	7.48
<b>Topography</b>	Hilly
<b>Vegetation/Landscaping</b>	Mostly tree-covered
<b>Watershed/Drainage</b>	Hominy Branch
<b>Existing structures</b>	Single-family residence and accessory building

**HISTORY**

<b>Annexation date</b>	2002; except northern stem, annexed 1969.
<b>Zoning District</b>	A-1 (Agricultural District)
<b>Land Use Plan designation</b>	Neighborhood District; except northern stem, designated Commercial District
<b>Previous Subdivision/Legal Lot Status</b>	Tract split approved by City's Director of Planning on 9/10/2002, recorded in Book 1996, Page 283.

### **UTILITIES & SERVICES**

<b>Sanitary Sewer</b>	City of Columbia
<b>Water</b>	PWSD #9
<b>Fire Protection</b>	Columbia Fire Department
<b>Electric</b>	Boone Electric

### **ACCESS**

<b>I-70 Drive SE</b>	
<b>Location</b>	Along north side of site.
<b>Major Roadway Plan</b>	Major Collector (MoDOT maintained); no additional ROW required
<b>CIP projects</b>	None.
<b>Sidewalk</b>	Required along I-70 Drive SE

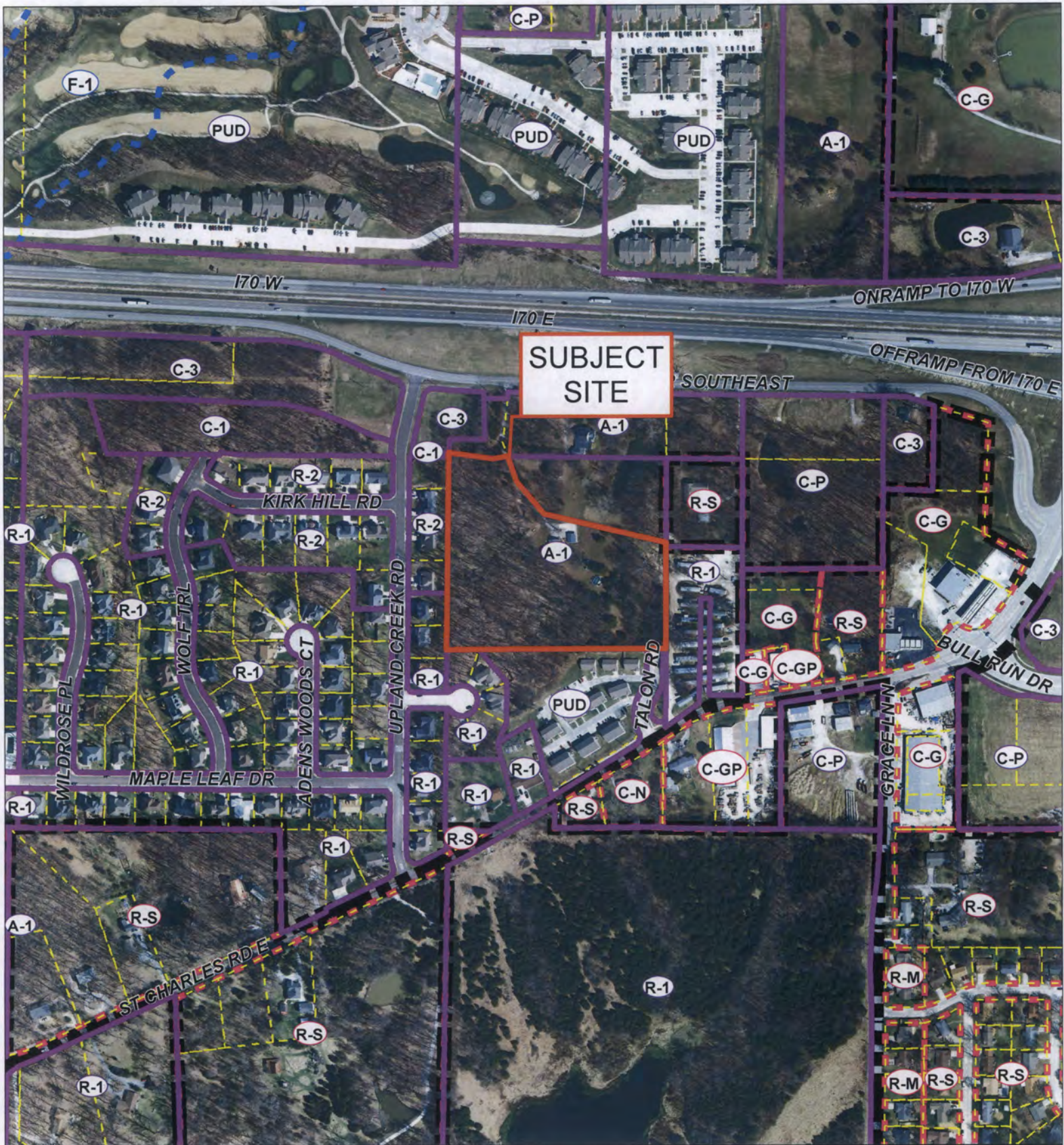
### **PARKS & RECREATION**

<b>Neighborhood Parks</b>	Eastport Park is approximately 3,400 feet to southeast
<b>Trails Plan</b>	None adjacent to site.
<b>Bicycle/Pedestrian Plan</b>	I-70 Dr SE recommended to be built as complete street with any reconstruction

Report prepared by Clint Smith

Approved by Patrick Zenner





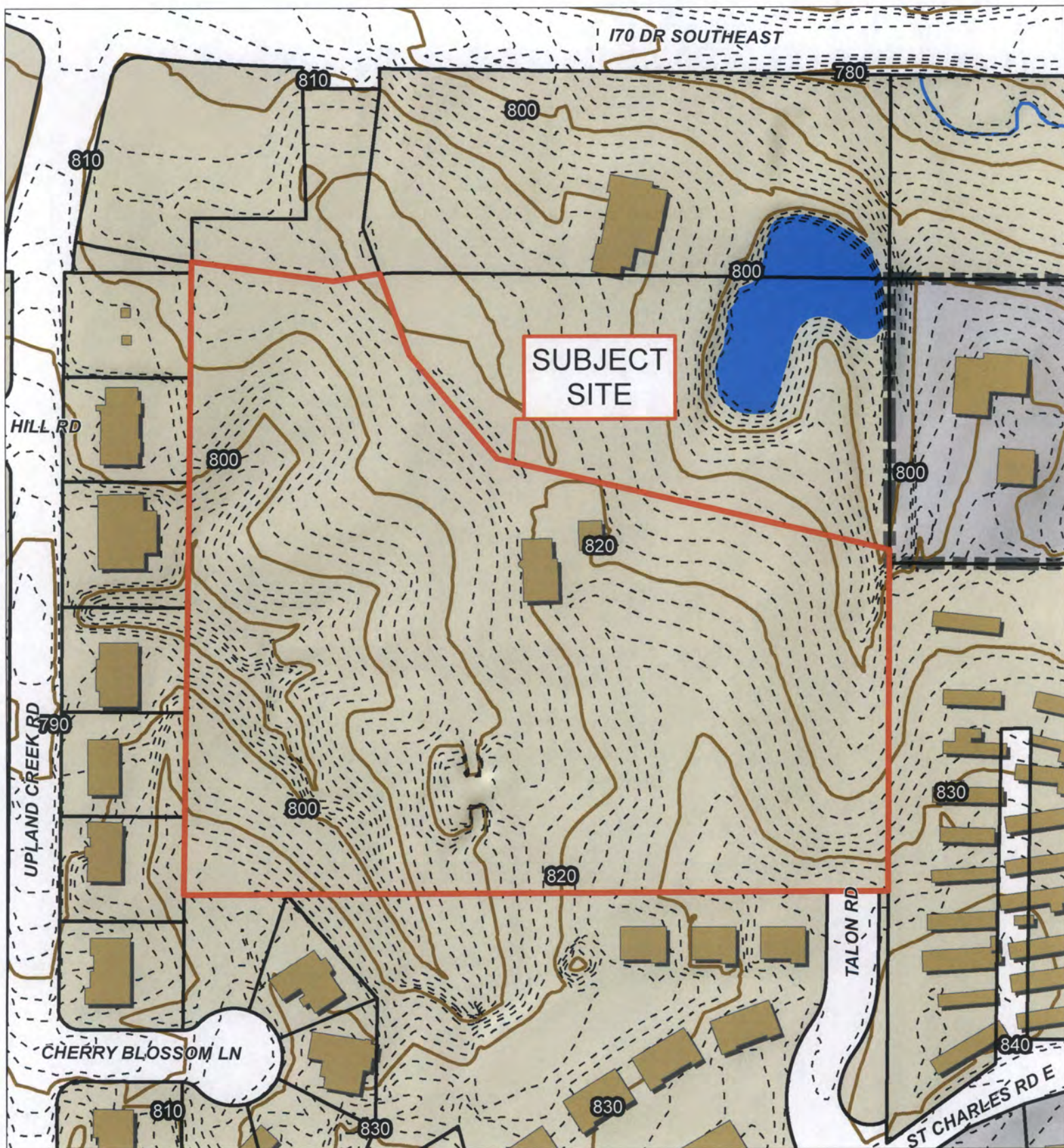
## 15-126: Sarrazin Estates Subdivision Final Plat



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







## 15-126: Sarrazin Estates Subdivision Final Plat

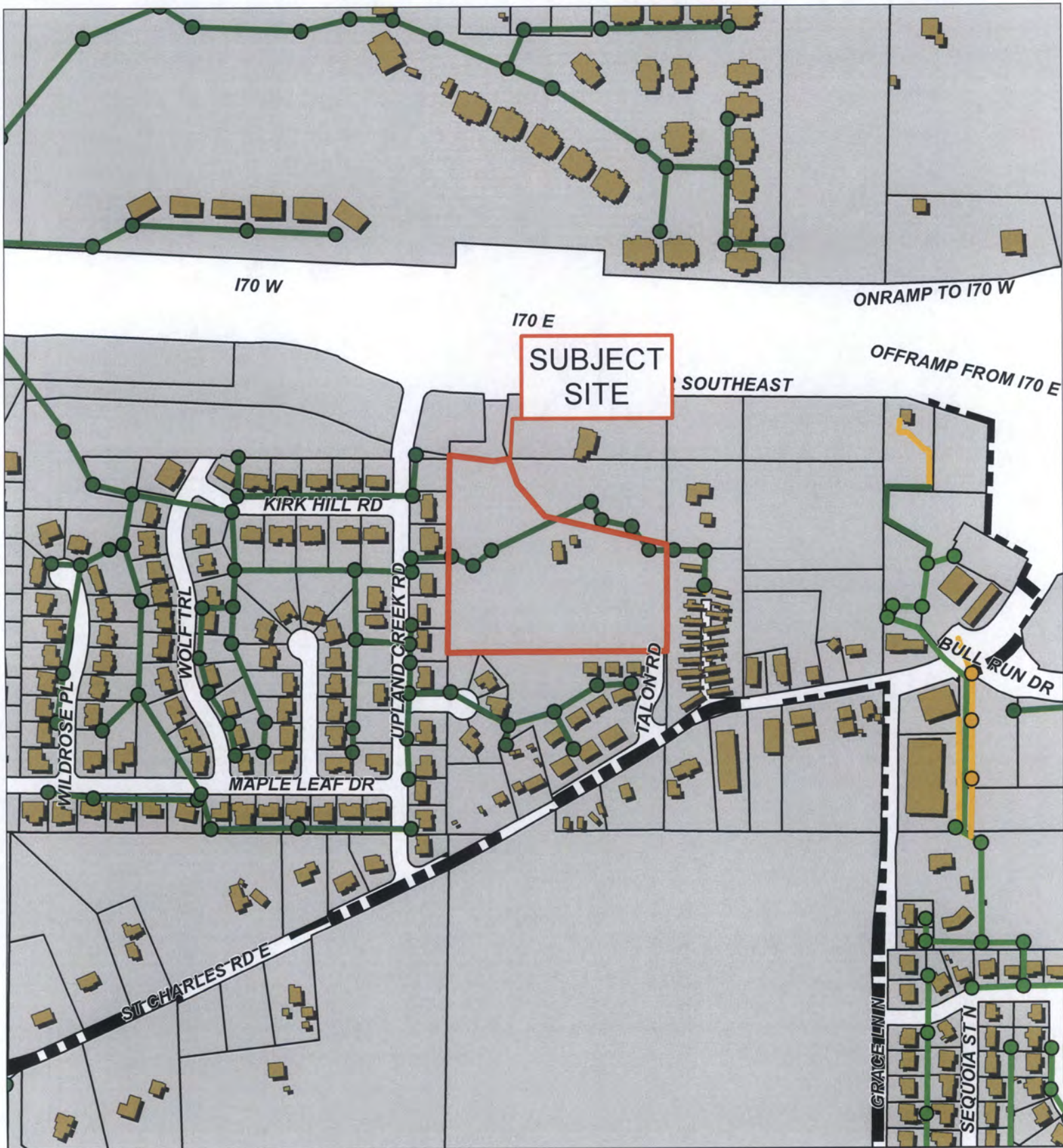


- 10 Foot Contour Lines
- - - 2 Foot Contour Lines
- ▭ Parcels
- Building Footprint

■ Bodies of Water







## 15-126: Sarrazin Estates Subdivision

### Final Plat



● BCRSD

● City Sanitary Structure

● Private Sanitary Structure

— BCRSD

— City Sanitary Line

— Private Sanitary Line



Building Footprint



Parcels



# SARRAZIN ESTATE SUBDIVISION

MINOR PLAT  
MAY 29, 2015

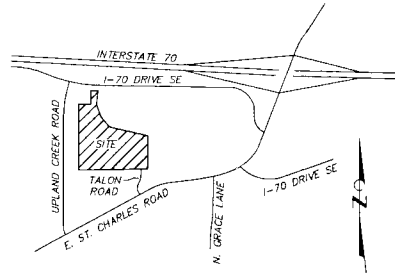
## MONUMENT LEGEND

IRON  
R/W MARKER

ALL MONUMENTS ARE FOUND

0 100 200  
SCALE: 1" = 100'

BEARINGS ARE REFERENCED TO THE LINES  
OF A SURVEY RECORDED IN BOOK 1996  
PAGE 283.



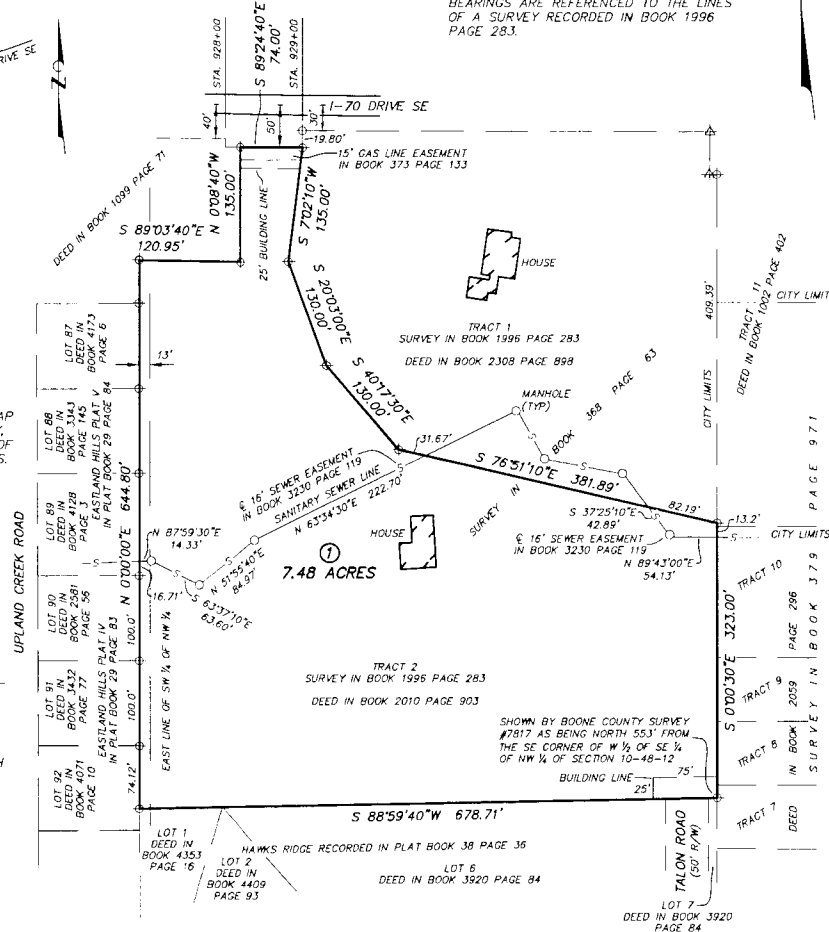
KEY MAP  
NOT TO SCALE

## STREAM BUFFER NOTE

THIS TRACT IS NOT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE 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.

## FLOOD PLAIN NOTE

THIS PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 29019C0285D, DATED MARCH 17, 2011.



A SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 10 T48N R12W IN COLUMBIA, BOONE COUNTY, MISSOURI, BEING TRACT 2 OF A SURVEY RECORDED IN BOOK 1996 PAGE 283, ALSO BEING THE TRACT DESCRIBED BY THE DEED RECORDED IN BOOK 2010 PAGE 903, CONTAINING 7.48 ACRES.

THIS TRACT IS SUBJECT TO A GAS LINE EASEMENT RECORDED IN BOOK 373 PAGE 133, A SEWER EASEMENT RECORDED IN BOOK 3230 PAGE 119, BOTH LOCATED AS SHOWN ON THE PLAT, AN UNDEFINED WATER MAIN EASEMENT RECORDED IN BOOK 318 PAGE 612 AND AN UNDEFINED GAS LINE EASEMENT RECORDED IN BOOK 388 PAGE 882.

THIS URBAN PROPERTY HAS BEEN SURVEYED AND SUBDIVIDED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

BY:  
ENGINEERING SURVEYS AND SERVICES  
MISSOURI L.S. CORP. #2004004672  
1113 FAY STREET  
COLUMBIA, MO 65201  
PHONE: (573) 449-2646  
EMAIL: TREED@ESS-INC.COM

*Timothy J. Reed*  
TIMOTHY J. REED  
PROFESSIONAL LAND SURVEYOR  
LS 2089  
5/23/15

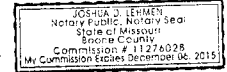


STATE OF MISSOURI }  
COUNTY OF BOONE } SS

ON THIS 29TH DAY OF MAY, 2015 BEFORE ME PERSONALLY APPEARED TIMOTHY J. REED TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR FIRST ABOVE WRITTEN.  
MY TERM EXPIRES DECEMBER 6, 2015.

*Joshua D. Lehmen*  
JOSHUA D. LEHMEN, NOTARY PUBLIC



KNOW ALL MEN BY THESE PRESENTS:

THAT I, MICHAEL J. SARRAZIN, BEING THE SOLE OWNER OF THE ABOVE DESCRIBED TRACT HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO ONE LOT AS SHOWN ON THE PLAT.

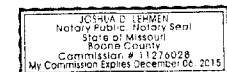
*Michael J. Sarrazin*  
MICHAEL J. SARRAZIN

STATE OF MISSOURI }  
COUNTY OF BOONE } SS

ON THIS 29th DAY OF May, 2015 BEFORE ME APPEARED MICHAEL J. SARRAZIN TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN DID SAY THAT HE IS THE OWNER OF THE DESCRIBED TRACT, AND THAT SAID INSTRUMENT WAS SIGNED AND ACKNOWLEDGED TO BE A FREE ACT AND DEED.

IN TESTIMONY WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR FIRST ABOVE WRITTEN.  
MY TERM EXPIRES 12/6/15

*Joshua D. Lehmen*  
Joshua D. Lehmen, NOTARY PUBLIC



APPROVED BY THE PLANNING AND ZONING COMMISSION,  
COLUMBIA, MISSOURI, ON JUNE 18, 2015

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF  
COLUMBIA, MISSOURI, THIS 20TH DAY OF JULY, 2015

CHAIRPERSON

ROBERT MCDAVID, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**JUNE 18, 2015**

**Case No. 15-126**

**A request by Engineering Surveys & Services (applicant) on behalf of the owner (Mike Sarrazin) for approval of a one-lot final plat on A-1 (Agricultural District) zoned land, to be known as "Sarrazin Estates Subdivision". The 7.48-acre subject site is located on the south side of I-70 Drive SE, approximately 2,000 feet west of St. Charles Road, and addressed as 5108 I-70 Drive SE.**

MR. REICHLIN: May we have a staff report, please?

Staff report was given by Mr. Clint Smith of the Planning and Development Department. Staff recommends approval of the proposed final minor plat.

MR. REICHLIN: Do you have any questions of staff? Seeing none. Typically, we don't take too much input on subdivision items; however, if there is anybody in the audience that has anything salient to add to our discussion, you are welcome to briefly fill us in on any details. Seeing no one. I'll take comments of commissions. Mr. Stanton?

MR. STANTON: It looks pretty straightforward, Mr. Chairman. I would like to move concerning Case 15-126 for approval as recommended by staff.

MS. RUSHING: Second.

MR. REICHLIN: That was Mr. Stanton and Ms. Rushing. Thank you. Take a roll call, please.

MS. LOE: Yes, Mr. Chairman. In the case of 15-126, a request by Engineering Surveys & Services on behalf of the owner, Mike Sarrazin, for approval of a one-lot final plat on A-1 zoned land to be known as the "Sarrazin Estates Subdivision." The 7.48-acre subject site is located on the south side of I-70 Drive SE, approximately 2,000 feet west of St. Charles Road and addressed as 5108 I-70 Drive SE.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Burns, Ms. Loe, Mr. Harder, Mr. Reichlin, Mr. Stanton, Ms. Rushing, Ms. Russell. Motion carries 7-0.**

MS. LOE: Recommendation for approval will be forwarded.

MR. REICHLIN: Thank you.