

# City of Columbia

701 East Broadway, Columbia, Missouri 65201



**Agenda Item Number:** B 256-15

**Department Source:** Community Development - Planning

**To:** City Council

**From:** City Manager & Staff

**Council Meeting Date:** 9/8/2015

**Re:** Wyndham Ridge Plat No. 3-A (Case #15-170)

## Documents Included With This Agenda Item

Council memo, Resolution/Ordinance

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

## Executive Summary

Approval of this plat will result in the creation of 3 lots (one residential lot and two common area lots) from Lot D2 (a future development lot) that was previously shown on the final plat of Wyndham Ridge Plat 3.

## Discussion

The applicant is seeking to divide a future development lot (Lot D2) that was previously shown on the final plat of Wyndham Ridge Plat 3. The proposed lots will have frontage on Steinbrooke Terrace and access to public utilities. The division of Lot D2 is not inconsistent with surrounding R-1 zoned lots or a violation of the subdivision regulations.

The proposed division of Lot D2 has been reviewed by both internal staff and external review agencies, found to be compliant with both the Zoning and Subdivision requirements, and recommended for approval. Development of the proposed additional residential lot will not require the extension of public utilities; therefore, no performance contract accompanies this request.

A copy of locator maps, a reduced copy of the 3-lot plat, and the applicant's request letter are attached for review.

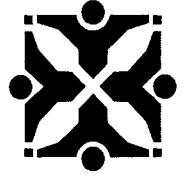
## Fiscal Impact

**Short-Term Impact:** None. The applicant will be required to install all required infrastructure to serve the subject lots as part of the development.

**Long-Term Impact:** Minimal. Additional long-term costs resulting from the additional residential lot will be incurred through provision of public safety services, trash collection, and infrastructure maintenance. Such additional costs may or may not be offset by increased property taxes and user fees.

# City of Columbia

701 East Broadway, Columbia, Missouri 65201



## Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Development

Strategic Plan Impact: Not Applicable

Comprehensive Plan Impact: Land Use & Growth Management, Livable & Sustainable Communities

## Suggested Council Action

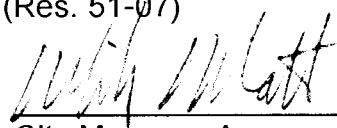
Approval of the 3-lot replat.

## Legislative History

May 2014 - Final Plat: Wyndham Ridge Plat 3 (Ord. 22048)

February 2007 - Preliminary Plat: Wyndham Ridge (Res. 51-07)

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

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

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

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

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

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

Council Bill No. B 256-15

**AN ORDINANCE**

approving the Final Plat of Wyndham Ridge, Plat No. 3-A, a Replat of Lot D2 Wyndham Ridge Plat No. 3; accepting the dedication of rights-of-way and easements; 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 Wyndham Ridge, Plat No. 3-A, a Replat of Lot D2 Wyndham Ridge Plat No. 3, as certified and signed by the surveyor on August 28, 2015, a subdivision located on the north side of Steinbrooke Terrace and east of Scott Boulevard, containing approximately 1.45 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. This ordinance shall be in full force and effect from and after its passage.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

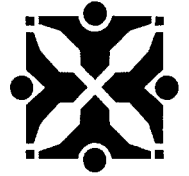
ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor and Presiding Officer

APPROVED AS TO FORM:

\_\_\_\_\_  
City Counselor



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

Maps, Plats and Plans, Applicant Letter





## 15-170: Wyndham Ridge Plat 3-A Replat



City of Columbia Zoning



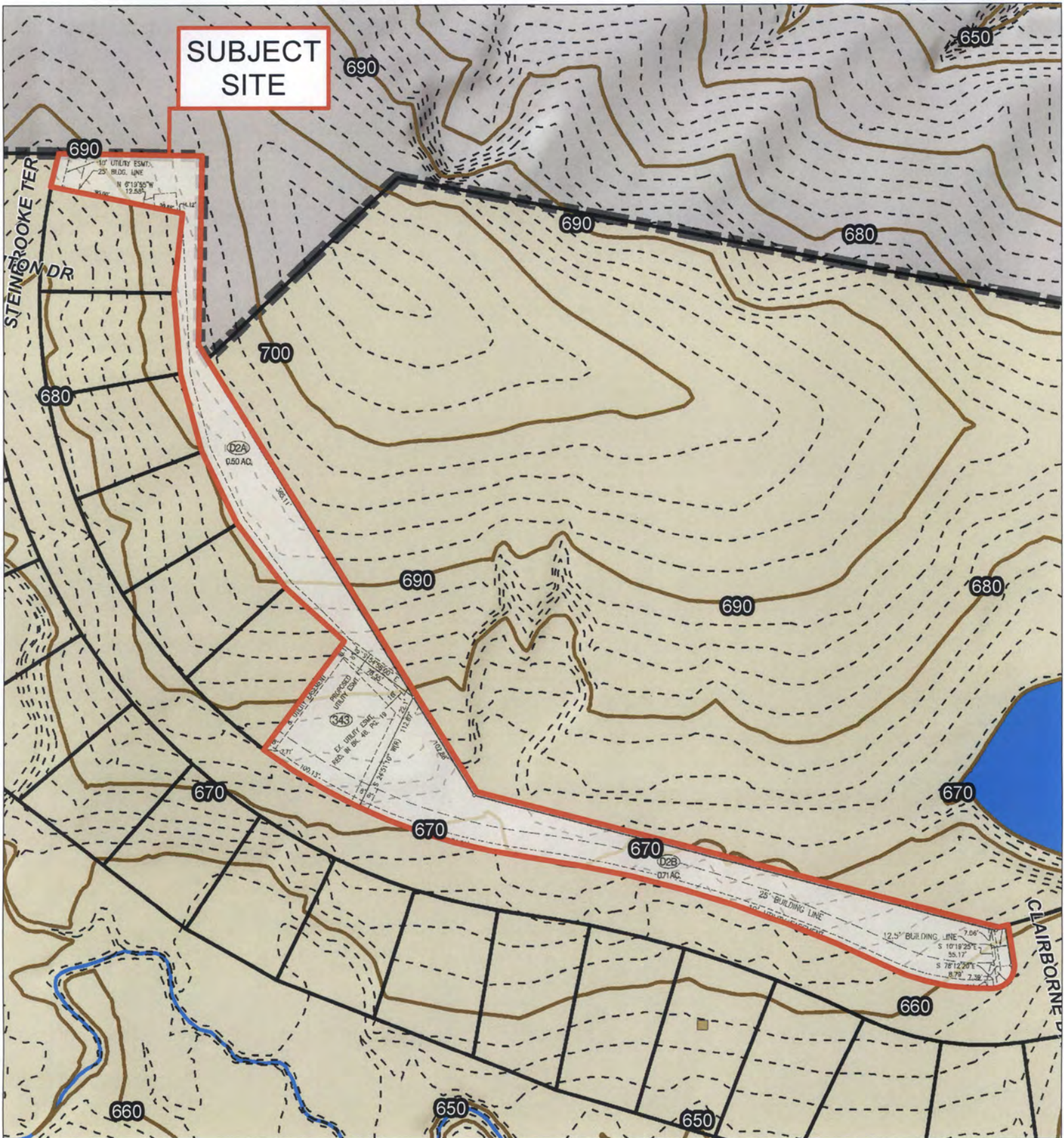
Boone County Zoning



Parcels







## 15-170: Wyndham Ridge Plat 3-A Replat



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







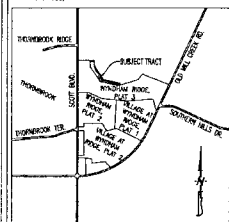
## 15-170: Wyndham Ridge Plat 3-A Replat



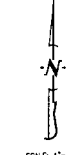
- City Sanitary Structure
- Building Footprint
- City Sanitary Line
- Parcels



FILED FOR RECORD IN BOONE COUNTY, MISSOURI  
MORA DUTZEL, REGISTER OF DEEDS



LOCATION MAP  
NOT TO SCALE



BEARINGS ARE REFERENCED TO GRID  
NORTH OF THE MISSOURI STATE PLANE  
COORDINATE SYSTEM (ZONE 14N),  
OBTAINED FROM GPS OBSERVATION.

**LEGEND:**

- E EXISTING
- S SET
- 1/2" SET 1/2" IRON PIPE  
(UNLESS NOTED OTHERWISE)
- P.O.B. POINT OF BEGINNING
- (R) RADIAL LINE
- D.H. DITTO HOLE
- W/ CHISELED X

**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. 2001020701, DATED MARCH 17, 2011.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2020-18.04(2)(A).
3. A CURRENT TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY.
4. THIS TRACT IS REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-220, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES. THERE ARE NO REGULATED STREAMS ON THIS SITE AS SHOWN BY THE MUNICIPAL QUADRANGLE.
5. ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION OF ADDITIONAL UTILITIES ARE COMPLETE.
6. LOTS D2A AND D2B ARE INTENDED TO BE RETAINED BY THE OWNER FOR FUTURE DEVELOPMENT PURPOSES.
7. A PORTION OF LOT D2B IS TO BE GRANTED AS A TEMPORARY CONSTRUCTION EASEMENT. THIS WILL ALLOW DRAINAGE TO BE DONE WITH THE FUTURE DEVELOPMENT TO THE NORTH, ONCE THE STREET HAS BEEN EXTENDED, THE EASEMENT WILL TERMINATE.
8. SOUTHERLY SENER EASEMENT VACATED BY ORDINANCE NO. 022268, RECORDED IN BOOK 4373, PAGE 141.

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

ROBERT MAGNAN, MAYOR

SARITA KAHN, CITY CLERK

# FINAL PLAT WYNDHAM RIDGE, PLAT No. 3-A

A REPLAT OF LOT D2 WYNDHAM RIDGE PLAT NO. 3,  
LOCATED IN SECTION 4, TOWNSHIP 47 NORTH, RANGE 13 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI

JULY 13, 2015  
CASE #15-170

**CERTIFICATION:**

I HEREBY CERTIFY THAT IN JUNE 2015, I COMPLETED A SURVEY AND SUBMITTAL FOR MILL CREEK MANOR, INC., OF A TRACT OF LAND LOCATED IN SECTION 4 OF TOWNSHIP 47 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND DESCRIBED BY THE TRUSTEES (DEEDS) RECORDED IN BOOK 2804, PAGE 11; AND BOOK 3060, PAGE 2; AND BEING ALL OF LOT D2 OF WYNDHAM RIDGE, PLAT NO. 3, RECORDED IN PLAT BOOK 48, PAGE 19 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERNMOST CORNER OF LOT 336 OF WYNDHAM RIDGE, PLAT NO. 3, RECORDED IN PLAT BOOK 48, PAGE 19, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF STEENBROOKE TERRACE; THENCE FROM THE POINT OF BEGINNING AND WITH THE LINES OF SAID LOT D2, N 38°32'55" E, 120.00 FEET; THENCE N 49°03'10" W, 71.50 FEET; THENCE N 30°15'25" W, 71.50 FEET; THENCE N 27°27'40" W, 71.50 FEET; THENCE N 16°30'58" W, 71.50 FEET; THENCE N 55°10'10" W, 71.50 FEET; THENCE N 43°35'35" W, 71.50 FEET; THENCE N 78°45'50" W, 120.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID STEENBROOKE TERRACE; THENCE WITH SAID EAST RIGHT-OF-WAY LINE, 30.91 FEET ALONG A 500.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 12°05'45" E, 30.90 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE AND CONTINUING WITH THE LINES OF LOT 336, N 87°43'55" E, 127.75 FEET; THENCE S 01°45'00" E, 169.42 FEET; THENCE S 33°18'00" E, 467.99 FEET; THENCE S 78°46'00" E, 480.00 FEET; THENCE N 72°14'00" E, 8.60 FEET TO THE WEST RIGHT-OF-WAY LINE OF CLAREBORNE DRIVE; THENCE WITH SAID WEST RIGHT-OF-WAY LINE, S 10°19'50" E, 34.10 FEET; THENCE 13.78 FEET ALONG A 20.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 38°00'50" W, 29.88 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID STEENBROOKE TERRACE; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE OF CLAREBORNE DRIVE AND WITH SAID NORTH RIGHT-OF-WAY LINE OF STEENBROOKE TERRACE, 99.09 FEET ALONG A 200.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 79°27'20" W, 98.08 FEET; THENCE 33.02 FEET ALONG A 1050.00-FOOT RADIUS TO THE LEFT, SAID CURVE HAVING A CHORD N 74°25'45" W, 334.69 FEET; THENCE 254.36 FEET ALONG A 500.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 89°03'30" W, 251.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.45 ACRES.

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

**SURVEY AND PLAT BY:**

CROCKETT ENGINEERING CONSULTANTS, LLC  
6808 NORTH STADIUM BLVD.  
COLUMBIA, MO 65207

CORPORATE NUMBER: 2000151304



DAVID T. BUTCHER, PLS - 2002014055

STATE OF MISSOURI, SS

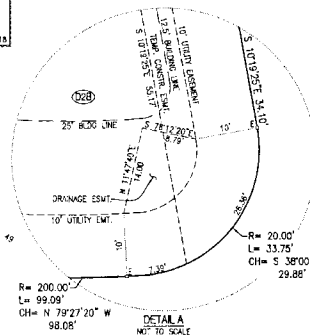
COUNTY OF BOONE, I SS

SUBSCRIBED AND ATTESTED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

KENNETH FARRIS

NOTARY PUBLIC  
MY COMMISSION EXPIRES APRIL 22, 2018  
COMMISSION NUMBER 14985667

KENNETH FARRIS  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Columbia County  
Commission #14985667  
My Commission Expires April 22, 2018



DETAIL A  
NOT TO SCALE





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

July 13, 2015

Tim Teddy, Director  
Development Services  
City of Columbia  
PO Box 6015  
Columbia, MO 65205

Mr. Teddy,

I am writing you on behalf of our client Mill Creek Manor Inc., that you and your staff will process and review the attached request to replat lot D2 of Wyndham Ridge. This plat is called Wyndham Ridge plat no. 3-A. The property is located east of the of Scott Blvd and north of Steinbrook Terrace. Please see the attached plat for details. The parcel number is 20-200-00-08-127.00. The purpose of this plat is to provide an additional residential lot.

Thank you for your attention in this matter. If you have any questions or need anything further, please feel free to let me know. Hope all is well.

Sincerely,  
Crockett Engineering Consultants, LLC

A handwritten signature in black ink, appearing to read "David T. Butcher".

David T. Butcher, PLS