



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 1, 2016

Re: Hamilton Acres, Plat No. 2 - Final Plat (Case #15-160)

Executive Summary

Approval of the request will result in the creation of a four-lot subdivision to be known as "Hamilton Acres, Plat No. 2".

Discussion

The proposed subdivision is a replat of a previous subdivision, Hamilton Acres Plat 1, which was approved in 1990 and included two lots. The replat will resubdivide the same total area included in Hamilton Acres Plat 1 into four lots – two that front onto McKee Street, one that fronts onto Alan Lane, and one at the intersection of the two streets. The property is currently vacant and has access to all necessary utilities.

The originally proposed plat included the creation of five lots; however, staff raised concerns with creating additional lots with access onto Alan Lane, which is not currently constructed to City standards for road width. After discussions with the application, they agreed to reduce the number of lots with access to Alan Lane to only one lot, which is consistent with the current access on the subject property.

At its meeting on October 22, 2015, the Planning and Zoning Commission (PZC) voted (8-0) to recommend approval of the final plat. Mr. Crockett (applicant) was present at the meeting and gave an overview of the request. The Commission noted that the proposal to eliminate one lot from the original request to address access concerns on Alan Lane was a reasonable compromise. No one from the public spoke during the meeting.

The plat has been reviewed by staff and meets all applicable subdivision and zoning regulations. The Planning and Zoning Commission memo, which includes locator maps and the final plat, are attached for review.

Fiscal Impact

Short-Term Impact: Limited short-term impact. All infrastructure extension will be at developer's expense.

Long-Term Impact: Long-term impact would include infrastructure maintenance and public safety services. Such increased costs may or may not be offset by increased property taxes and user fees.



Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Development, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
7/16/1990	Ordinance #12673: Approved final plat of "Hamilton Acres"

Suggested Council Action

Approval of the final plat for "Hamilton Acres, Plat No. 2"

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 20-16

AN ORDINANCE

approving the Final Plat of Hamilton Acres, Plat No. 2, a Replat of Lots 1 and 2 of Hamilton Acres, 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 Hamilton Acres, Plat No. 2, a Replat of Lots 1 and 2 of Hamilton Acres, as certified and signed by the surveyor on November 9, 2015, a minor subdivision located on the southwest corner of McKee Street and Alan Lane (1611 McKee Street), containing approximately 1.70 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 SAKAJOMA, LLC in connection with the approval of the Final Plat of Hamilton Acres, 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 _____, 2016.

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 **SAKAJOMA, 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 **Hamilton Acres, Plat No.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

SAKAIOMA, LLC.

BY:  _____
John L. States, Manager

SUPPORTING
DOCUMENTS FOR
THIS AGENDA ITEM

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
October 22, 2015**

SUMMARY

A request by Crockett Engineering Consultants (agent) on behalf of SAKAJOMA, LLC (owner) for approval of a 4-lot final minor plat on 1.7 acres of R-2 (Two-Family Dwelling District) zoned land, to be known as "Hamilton Acres, Plat No. 2". The subject site is located at the southwest corner of McKee Street and Alan Lane, and addressed as 1611 McKee Street. (**Case #15-160**)

DISCUSSION

The proposed subdivision is a replat of a previous subdivision, Hamilton Acres Plat 1, that was approved in 1990 and included two lots. The replat will resubdivide the same total area included in Hamilton Acres Plat 1 into four lots – two that front onto McKee Street, one that fronts Alan, and one at the intersection of the two streets. The property is currently vacant and has access to all necessary utilities.

The property is zoned R-2, and all proposed lots meet the minimum lot size of 10,000 ft² for the construction of a duplex on each lot, although single-family homes are also permitted. Sidewalk construction will be required along all right of way adjacent to the development. The development will not require the dedication of any additional right of way, as it was previously dedicated. Additionally, the plat is subject to stormwater regulations, but as of this report preparation no stormwater plan has been submitted. Approval of a stormwater management plan will be required before the plat can be forwarded to City Council for final approval.

While no additional right of way is required for adjacent streets, Public Works had previously been concerned with the current condition of Alan Lane, which is adjacent to the property on the north side. Alan Lane, which is an existing and City-maintained street, is not built to current City standards, and staff was concerned with allowing additional residential lots to be created with no other street frontage than Alan. City street standards require, among other things, that residential streets be improved with curb and gutter and have a minimum pavement width of 28 feet. The current 16 foot wide improved travel lane is approximately 12 feet narrower than what is permitted for new street construction. In addition, the Fire Department requires a minimum pavement width of 20 feet for the proper deployment of fire trucks.

In recognition of these concerns, and following conversations with staff, the applicant redesigned the subdivision by removing one lot that was located on Alan. The previous version of the plat would have created two lots that only had access onto Alan Lane, and one lot at the intersection of Alan and McKee. All three of these lots may have taken access from Alan Lane, which would have increased traffic on Alan, something staff did not support given the current road width. The revised plat has removed one lot from the overall subdivision (for a total of 4 lots), leaving only one lot (Lot 1) that fronts only onto Alan. In addition, Lot 2 (at the intersection) has a restrictive note included on the plat (note #5) that will require the driveway access for the lot be from McKee. The resulting plat will thus include only one lot that may have driveway access onto Alan.

When reviewing the requested revision, staff took into account that the subject property is currently platted as a legal lot, and a dwelling with a driveway onto Alan could legally be

constructed at any time. In recognition of the current entitlement, staff finds that the revised plat represents a reasonable solution to the concerns regarding increased traffic on Alan Lane. No additional driveways, other than what is currently allowed, will be constructed on Alan Lane.

With the exception of the submission of a stormwater plan, staff has reviewed the plat and finds that it complies with all relevant zoning and subdivision regulations and recommends approval. Until the stormwater plan is submitted, staff cannot forward the plat to City Council for consideration.

RECOMMENDATION

Approval of the final plat of “Hamilton Acres, Plat No. 2” subject to submission of a stormwater plan prior to forwarding the request to City Council for final approval.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Final Plat

SITE CHARACTERISTICS

Area (acres)	1.70
Topography	Gentle slope to south
Vegetation/Landscaping	Turf and trees
Watershed/Drainage	Hinkson Creek
Existing structures	None

HISTORY

Annexation date	1969
Zoning District	R-2 (Two-family Dwelling District)
Land Use Plan designation	Neighborhood District
Previous Subdivision/Legal Lot Status	Lots 1 & 2 of Hamilton Acres.

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	City of Columbia
Fire Protection	Columbia Fire Department
Electric	Boone Electric

ACCESS

McKee Street	
Location	Along east side of site.
Major Roadway Plan	Not included in MRP - Local Residential Street
CIP projects	None.
Sidewalk	Required.

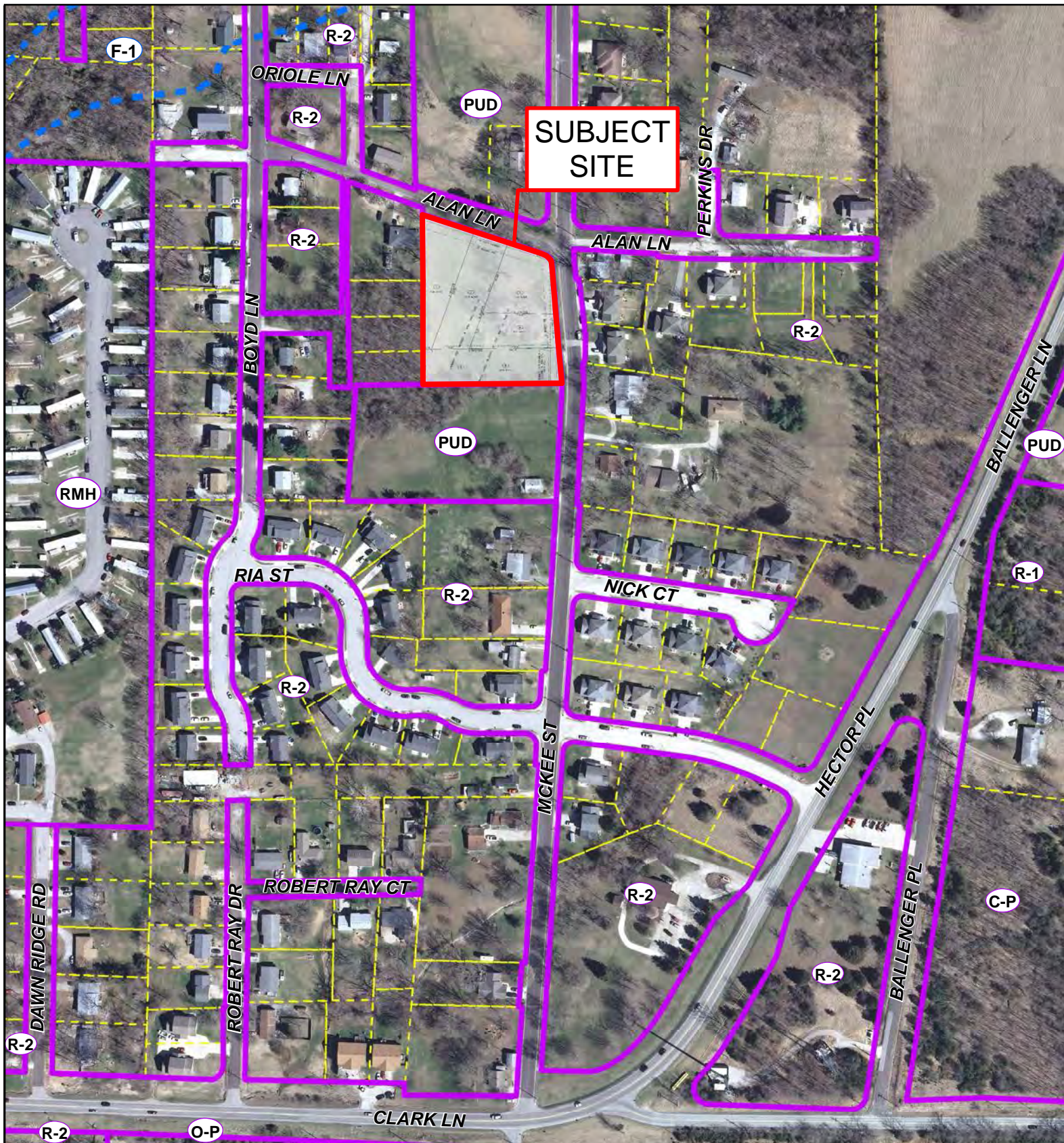
Alan Lane	
Location	Along north side of site.
Major Roadway Plan CIP projects	Not included in MRP - Local Residential Street Stormwater upgrade; 6-10 year project
Sidewalk	Required.

PARKS & RECREATION

Neighborhood Parks	Within McKee Street Park service area
Trails Plan	None adjacent to site.
Bicycle/Pedestrian Plan	None adjacent to site.

Report prepared by Clint Smith

Approved by Patrick Zenner



15-160: Hamilton Acres Plat 2 Final Plat



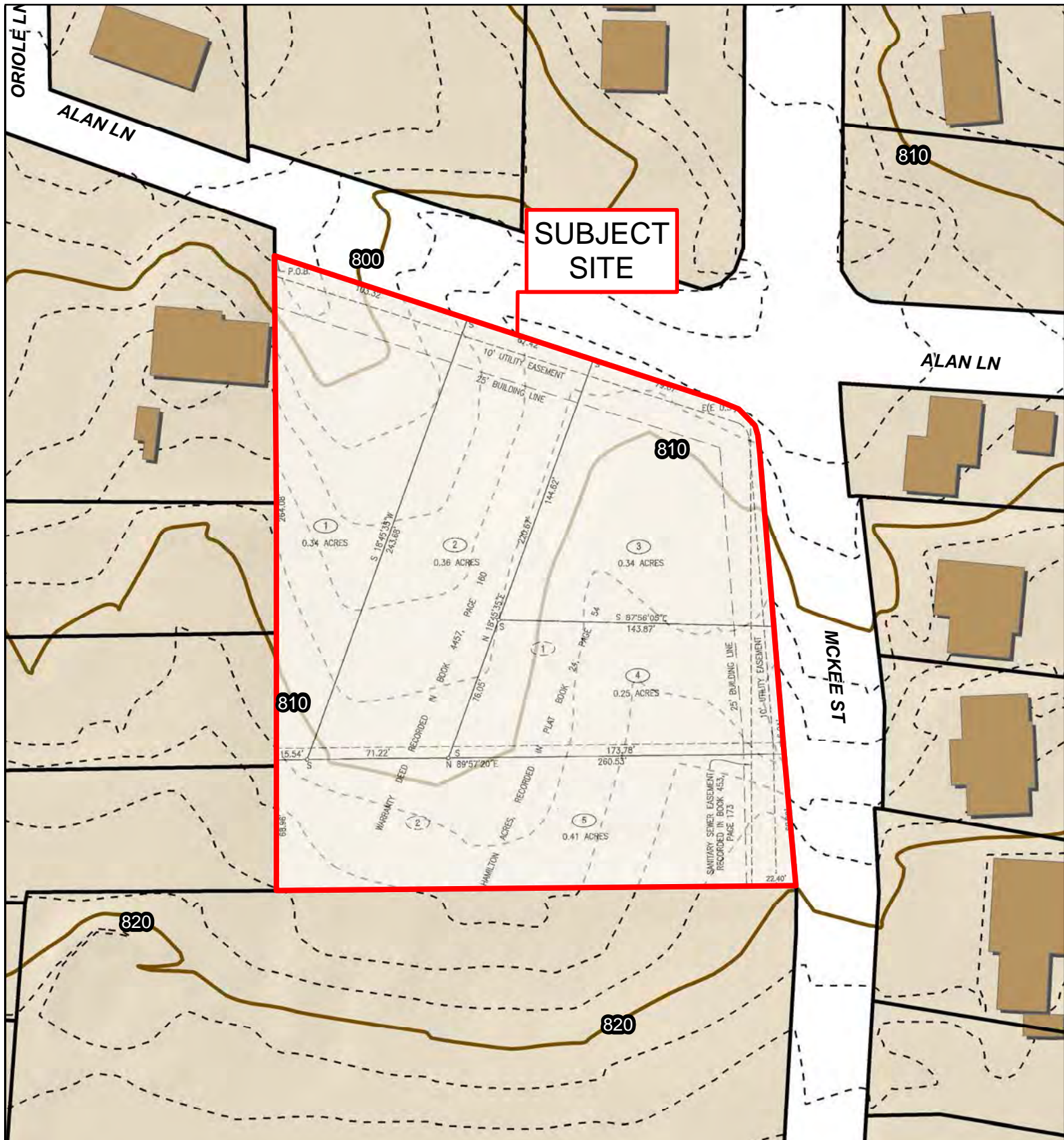
City of Columbia Zoning

100-Year Flood Plain



Parcels



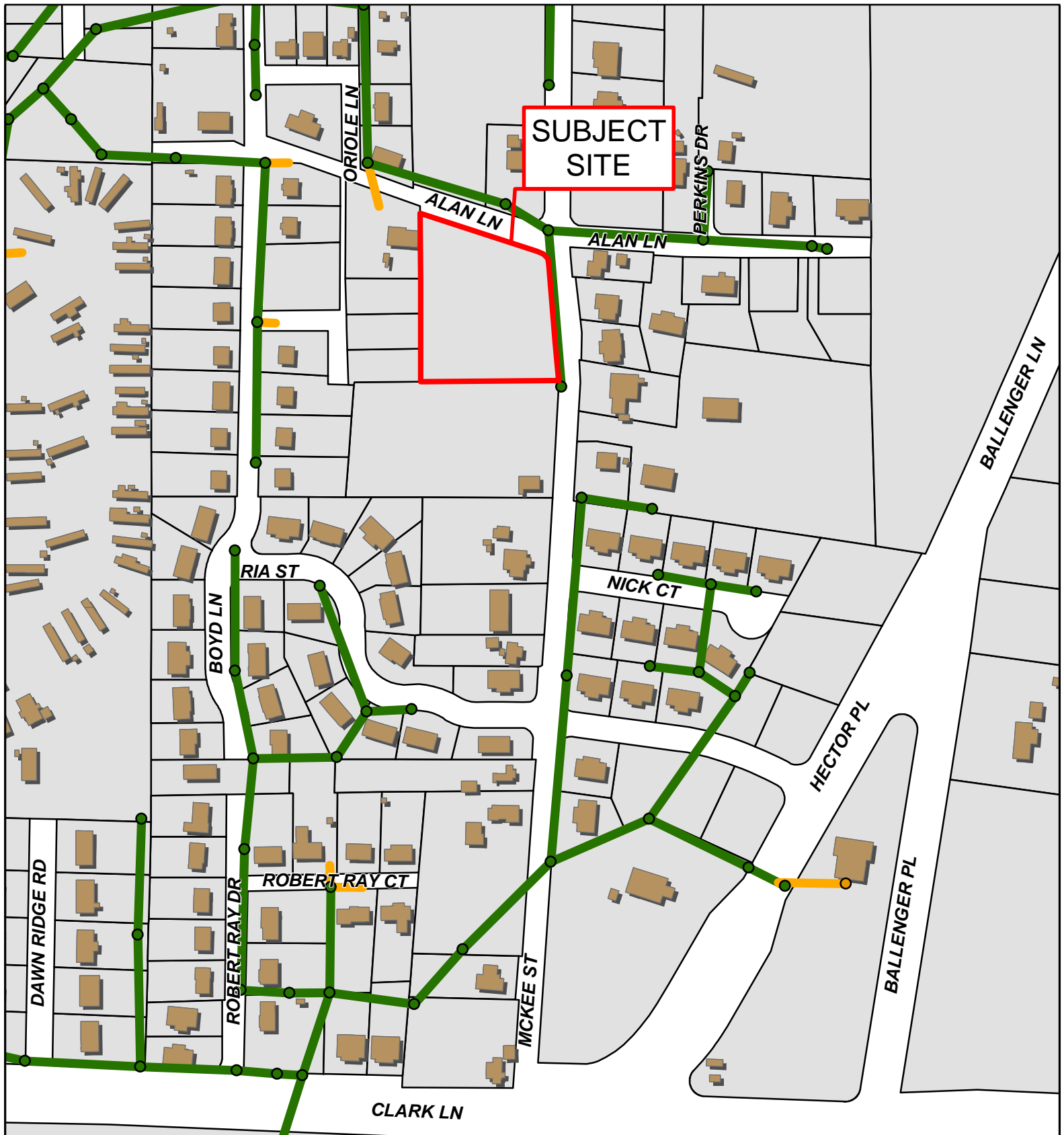


15-160: Hamilton Acres Plat 2 Final Plat



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





15-160: Hamilton Acres Plat 2 Final Plat



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



FINAL PLAT
HAMILTON ACRES, PLAT No. 2

A MINOR SUBDIVISION AND REPLAT OF LOTS 1 AND 2, HAMILTON ACRES, LOCATED IN
THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI

JUNE 29, 2015
CASE #15-160

CERTIFICATION:

I HEREBY CERTIFY THAT IN JUNE OF 2015, I COMPLETED A SURVEY AND SUBDIVISION FOR SAKAJOMA, LLC., OF A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND ALL LOTS 1 AND 2 OF HAMILTON ACRES, RECORDED IN PLAT BOOK 24, PAGE 54, AND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4457, PAGE 160 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

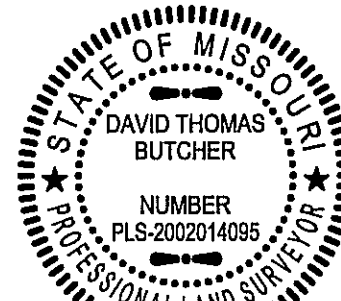
BEGINNING AT THE NORTHWEST CORNER OF LOT ONE OF SAID HAMILTON ACRES AND WITH THE LINES THEREOF, S 71°11'40"E, 250.00 FEET; THENCE 23.09 FEET ALONG A 20.00-FOOT RADIUS CURVE THE RIGHT, SAID CURVE HAVING A CHORD, S 38°06'55"E, 21.83 FEET; THENCE S 5°02'10"E, 160.70 FEET, THENCE S 1°57'10"E, 75.00 FEET; THENCE S 89°57'20"W, 261.87 FEET; THENCE N 0°50'50"W, 333.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.70 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
2808 NORTH STADIUM BLVD.
COLUMBIA, MO 65202

CORPORATE NUMBER: 2000151304



DAVID T. BUTCHER, PLS-2002014095

9/16/2015
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS _____ DAY OF _____, 2015.

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

KENNETH FARRIS
Notary Public - Notary Seal
STATE OF MISSOURI
Cole County
Commission #14965667
My Commission Expires: April 22, 2018

KNOW ALL MEN BY THESE PRESENTS:

THAT SAKAJOMA, LLC. IS THE SOLE OWNER OF THE HEREON DESCRIBED TRACT AND THAT SAID LIMITED LIABILITY COMPANY 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 HAVE ALREADY BEEN 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 "HAMILTON ACRES, PLAT NO. 2"

IN WITNESS WHEREOF, SAKAJOMA, LLC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, THIS _____ DAY OF _____, 2015.

SAKAJOMA, LLC.

JOHN L. STATES, MANAGING MEMBER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS _____ DAY OF _____, 2015 BEFORE ME PERSONALLY APPEARED JOHN L. STATES, TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGING MEMBER OF SAID LIMITED LIABILITY COMPANY AND THAT THEY FURTHER ACKNOWLEDGE THIS INSTRUMENT TO BE THEIR FREE ACT AND THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

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

KENNETH FARRIS
Notary Public - Notary Seal
STATE OF MISSOURI
Cole County
Commission #14965667
My Commission Expires: April 22, 2018

NOTES:

- THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAPS. PANEL NO. 29019C0285D, DATED: MARCH 17, 2011.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A).
- RECORD TITLE INFORMATION WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, FILE NO. 1509338, DATED MAY 20, 2015.
- THIS TRACT IS 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.
- LOT 2 IS PROHIBITED FROM TAKING DIRECT ACCESS TO ALAN LANE UNTIL ROADWAY IS IMPROVED.

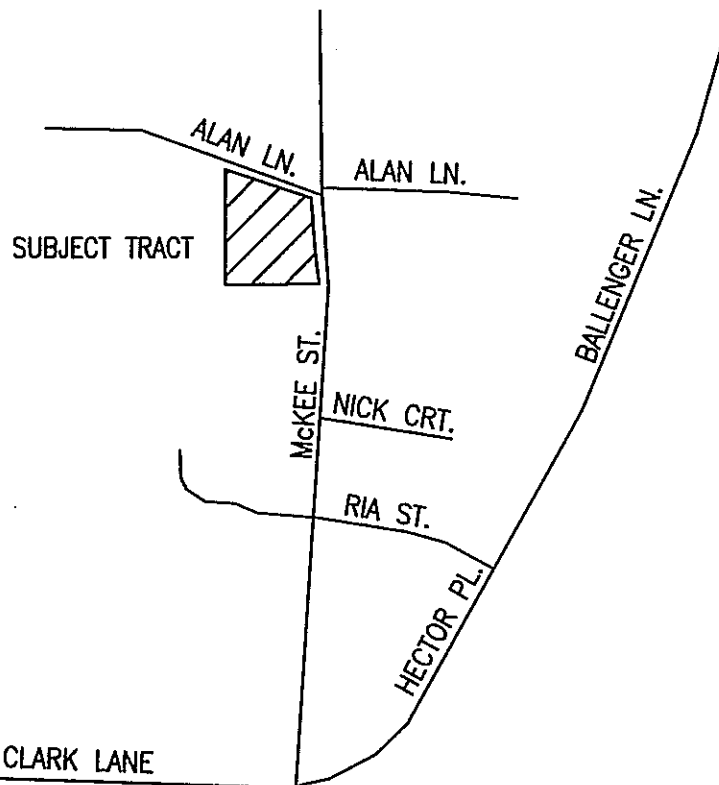
ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS _____ DAY OF _____, 2015.

ROBERT McDAVID, MAYOR

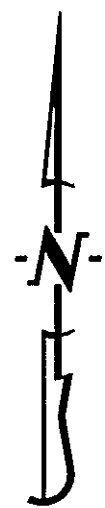
SHEELA AMIN, CITY CLERK

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

STEPHEN REICHLIN, VICE CHAIRPERSON



LOCATION MAP
NOT TO SCALE

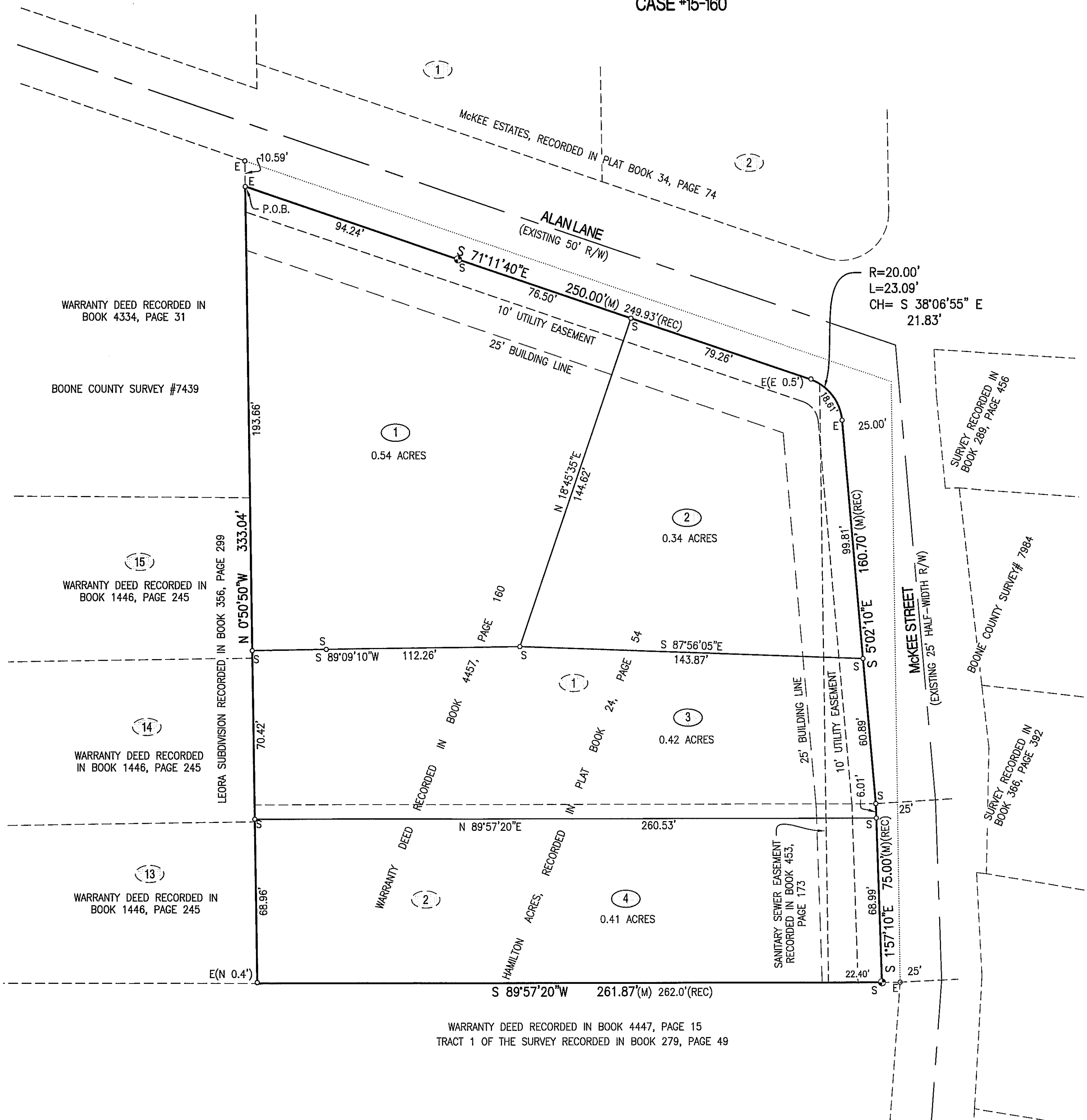


SCALE: 1"=30'
0 15 30 60

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

LEGEND:

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



WARRANTY DEED RECORDED IN BOOK 4447, PAGE 15
TRACT 1 OF THE SURVEY RECORDED IN BOOK 279, PAGE 49

FINAL PLAT HAMILTON ACRES, PLAT No. 2

A MINOR SUBDIVISION AND REPLAT OF LOTS 1 AND 2, HAMILTON ACRES, LOCATED IN
THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI

JUNE 29, 2015
CASE #15-160

CERTIFICATION:

I HEREBY CERTIFY THAT IN JUNE OF 2015, I COMPLETED A SURVEY AND SUBDIVISION FOR SAKAJOMA, LLC., OF A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND ALL LOTS 1 AND 2 OF HAMILTON ACRES, RECORDED IN PLAT BOOK 24, PAGE 54, AND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4457, PAGE 160 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

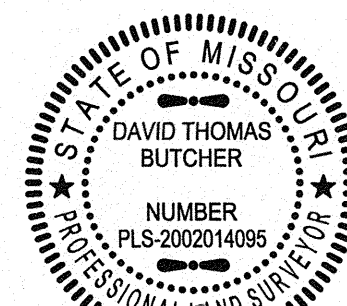
BEGINNING AT THE NORTHWEST CORNER OF LOT ONE OF SAID HAMILTON ACRES AND WITH THE LINES THEREOF, S 71°11'40"E, 250.00 FEET; THENCE 23.09 FEET ALONG A 20.00-FOOT RADIUS CURVE THE THE RIGHT, SAID CURVE HAVING A CHORD, S 38°06'55"E, 21.83 FEET; THENCE S 5°02'10"E, 160.70 FEET, THENCE S 1°57'10"E, 75.00 FEET; THENCE S 89°57'20"W, 261.87 FEET; THENCE N 0°50'50"W, 333.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.70 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

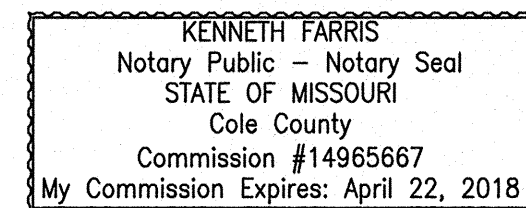


David T. Butcher
DAVID T. BUTCHER, PLS-2002014095
11/9/2015
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 9th DAY OF November, 2015.

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



KNOW ALL MEN BY THESE PRESENTS:

THAT SAKAJOMA, LLC. IS THE SOLE OWNER OF THE HEREON DESCRIBED TRACT AND THAT SAID LIMITED LIABILITY COMPANY 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 HAVE ALREADY BEEN 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 "HAMILTON ACRES, PLAT NO. 2"

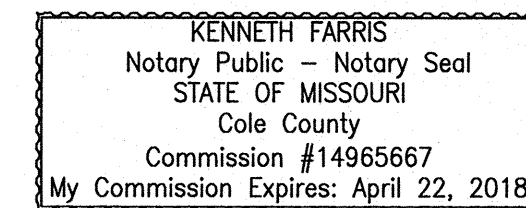
IN WITNESS WHEREOF, SAKAJOMA, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, THIS 14th DAY OF January, 2016

John L. States
SAKAJOMA, LLC.
JOHN L. STATES, MANAGING MEMBER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 14th DAY OF January, 2016 BEFORE ME PERSONALLY APPEARED JOHN L. STATES, TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGING MEMBER OF SAID LIMITED LIABILITY COMPANY AND THAT THEY FURTHER ACKNOWLEDGE THIS INSTRUMENT TO BE THEIR FREE ACT AND THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

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



NOTES:

- THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAPS. PANEL NO. 29019C0285D, DATED: MARCH 17, 2011.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A).
- RECORD TITLE INFORMATION WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, FILE NO. 1509338, DATED MAY 20, 2015.
- THIS TRACT IS 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.
- LOT 2 IS PROHIBITED FROM TAKING DIRECT ACCESS TO ALAN LANE UNTIL ROADWAY IS IMPROVED.

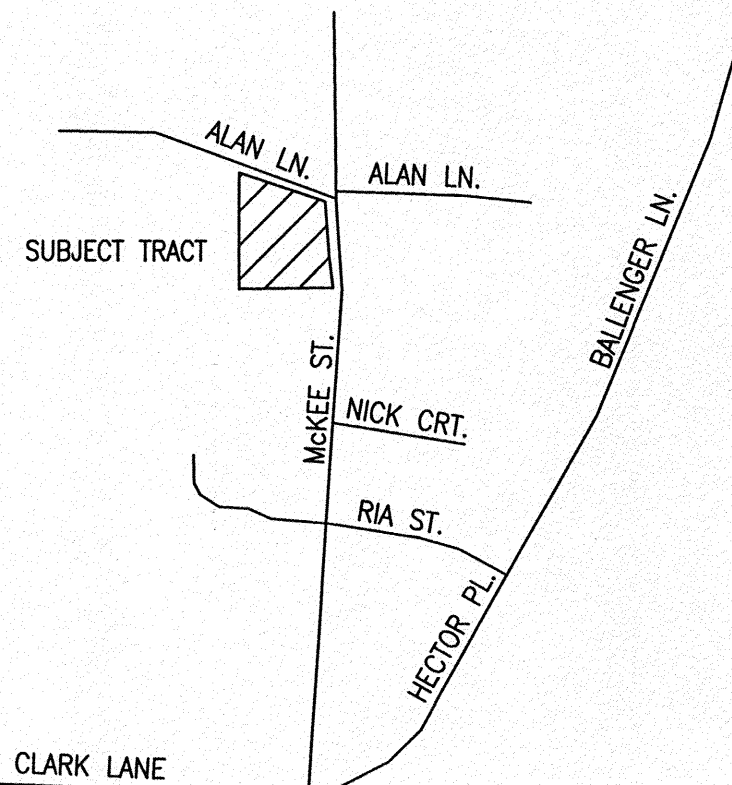
ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS _____
DAY OF _____, 2016.

ROBERT McDAVID, MAYOR

SHEELA AMIN, CITY CLERK

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS _____
DAY OF _____, 2016.

STEPHEN REICHLIN, VICE CHAIRPERSON



LOCATION MAP
NOT TO SCALE

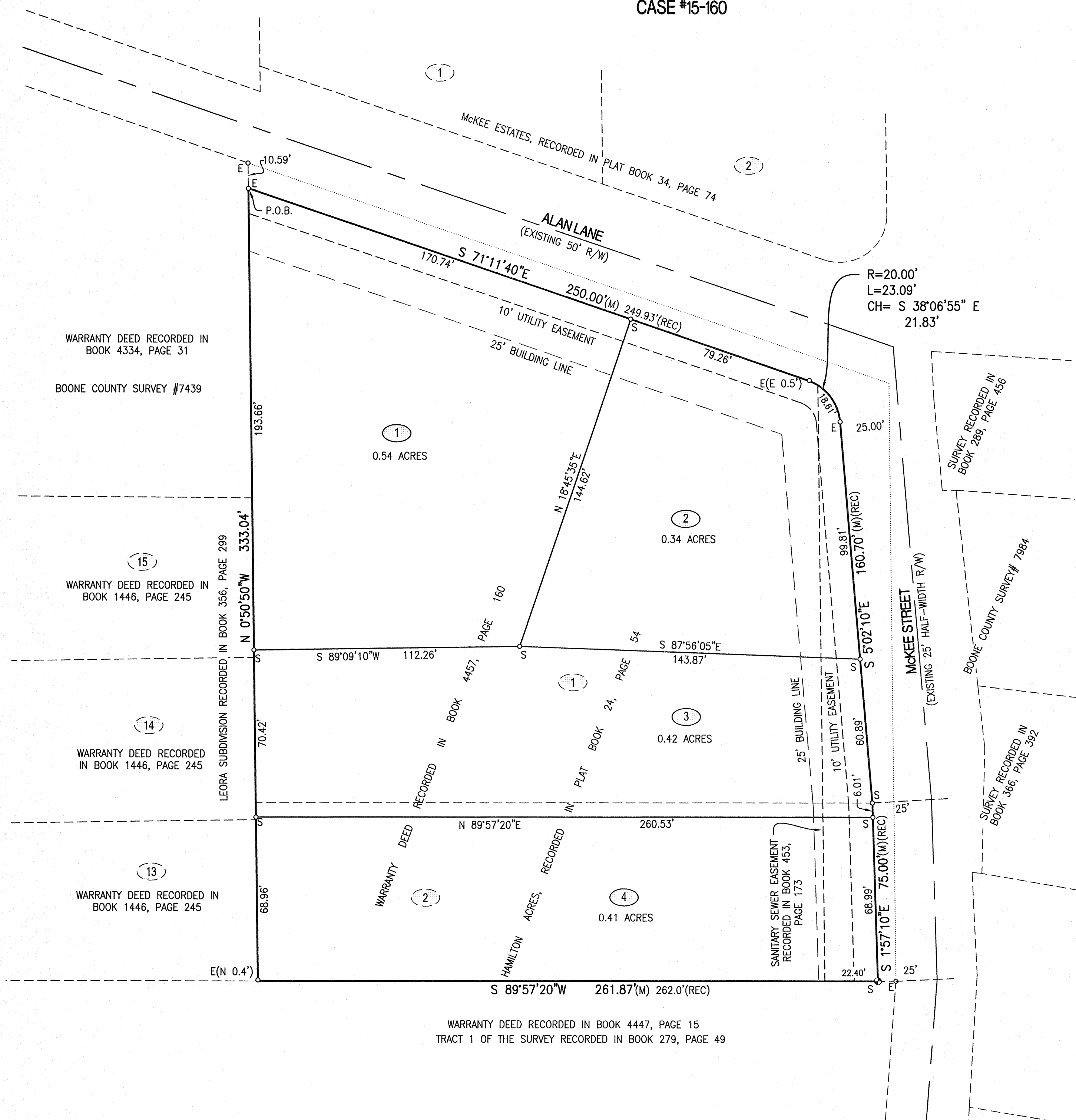


SCALE: 1"=30'
0 15 30 60

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

LEGEND:

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



EXCERPTS

PLANNING AND ZONING COMMISSION MEETING

OCTOBER 22, 2015

IV) SUBDIVISIONS

MR. REICHLIN: Okay. Moving right along, we'll move into the Subdivisions portion of our meeting.

Case No. 15-160

A request by Crockett Engineer Consultants (agent) on behalf of SAKAJOMA, LLC (owner) for approval of a four-lot minor plat to be known as "Hamilton Acres, Plat No. 2." This 1.7-acre site is located at the southwest corner of McKee Street and Alan Lane, and addressed as 1611 McKee Street. (This item was tabled at the August 6, August 20, and September 24 Planning Commission Meetings.)

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 final plat of "Hamilton Acres, Plat No. 2" subject to submission of a stormwater plan prior to forwarding the request to City Council for final approval.

MR. REICHLIN: Are there any questions of staff? I had just briefly -- going forward, do we need to make note of the fact that the stormwater plan has not been -- you know, pending the --

MR. SMITH: It will just be something that we will not forward the plat to the City Council prior to receiving that, so it can be included as a condition of approval of Planning and Zoning.

MR. REICHLIN: Thank you. Okay. As is our practice, this is a subdivision matter, so we will take comments from people who can help us with our understanding of the issue in front of us. So at this time, if anybody cares to step forward and explain what's going on, we'd be happy to have you.

MR. CROCKETT: Mr. Reichlin, members of the Commission, Tim Crockett, Crockett Engineering, 2608 North Stadium. I believe Mr. Smith did a pretty good job of summing up. This is a fairly straightforward request. I would like to add that the stormwater management plan was submitted today, so -- and it was submitted to BSD. I'm sure Mr. Smith will get word of that in the next day or so. So that is in the process, it has been submitted, as soon as we get the recommendation here, we'll proceed to Council. I think it's pretty straightforward. I'd like to answer any questions that the Commission may have.

MR. REICHLIN: Any questions of this speaker? Seeing none. Oh, Mr. Stanton?

MR. STANTON: I just want to be clear. Which -- so Lot 2 has been removed, which --

MR. CROCKETT: On the original layout, Lots 1 and 2 originally contained three lots.

MR. STANTON: Okay.

MR. CROCKETT: And so we basically reduced to eliminate one lot in that location and then

increased the size of those to eliminate an access onto Alan Lane.

MR. STANTON: Thank you.

MR. REICHLIN: Anybody else? Seeing nobody, thank you.

MR. CROCKETT: Thank you.

MR. REICHLIN: Okay. I'll turn this over to Commissioners for their input. Anybody have anything they would like to -- Ms. Loe?

MS. LOE: I think it seems to be a reasonable compromise and, unless there is further discussion, I'd move to approve the final plat of Hamilton Acres Plat No. 2 in Case 15-160.

MS. RUSHING: Second.

MR. REICHLIN: Take a roll call, please.

MS. LOE: Yes, Mr. Chairman.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Rushing, Ms. Russell, Ms. Burns, Ms. Loe, Mr. Harder, Mr. Reichlin, Mr. Stanton, Mr. Strodtman. Motion carries 8-0.

MS. LOE: The motion carries. The recommendation for approval will be forwarded to City Council for their consideration.

MR. REICHLIN: Thank you.

MR. STANTON: Mr. Chairman?

MR. REICHLIN: Yes?

MR. STANTON: In that we did not discuss the stormwater plan, do we need -- is that like a given?

MR. REICHLIN: It's -- yeah. It's a given.

MR. STANTON: Yeah. Okay.

MR. REICHLIN: Yeah. Yeah. Okay. So we're good there.