



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: SAM Subdivision – Final Plat (Case #15-200)

Executive Summary

Approval of the proposed plat will result in the consolidation of two existing lots into a single parcel with roadway frontage on South Tenth Street. Such action will also confer "legal lot" status on the combined lots.

Discussion

Engineering Surveys and Services (applicant) on behalf of Rise Columbia Property Owner, LLC (contract purchaser) is seeking approval of a final minor plat that would consolidate parts of Lots 92 and 93 of the Original Town of Columbia plat into a single "legal" lot. The existing lots are currently developed with the James Condominiums (121 S. Tenth) and a surface parking lot.

The proposed platting action is considered a "resubdivision" under the provisions of Section 25-30 of the City Code. The proposed lot combination has been reviewed by applicable service agencies and is supported. The lots are currently served by sufficient street and utility infrastructure.

Consolidation of the lots will merge a parking lot used by the James Condominiums with the actual lot upon which the residential building is located. Additionally, the consolidation of the two lots will result in the creation of a single "legal" lot consistent with the other lots in the surrounding half-block.

Fiscal Impact

Short-Term Impact: If redeveloped, the applicant would be required to install all necessary public infrastructure at its expense.

Long-Term Impact: Redevelopment of the site for a more intense use may result in impacts on public safety and infrastructure services. Such impacts may or may not be off-set by increased tax revenues and user fees.



City of Columbia

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Vision & Strategic Plan Impact

Vision Impacts:

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

Strategic Plan Impacts:

Primary Impact: Not Applicable, 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
None	None

Suggested Council Action

Approve the proposed final minor plat.

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 21-16

AN ORDINANCE

approving the Final Plat of Sam Subdivision, a Resubdivision of Part of Lots 92 & 93 of the Original Town of Columbia, a minor subdivision; 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 Sam Subdivision, a Resubdivision of Part of Lots 92 & 93 of the Original Town of Columbia, as certified and signed by the surveyor on January 15, 2016, a minor subdivision located on the west side of Tenth Street between Locust Street and Cherry Street, containing approximately 0.21 acre 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 _____, 2016.

ATTEST:

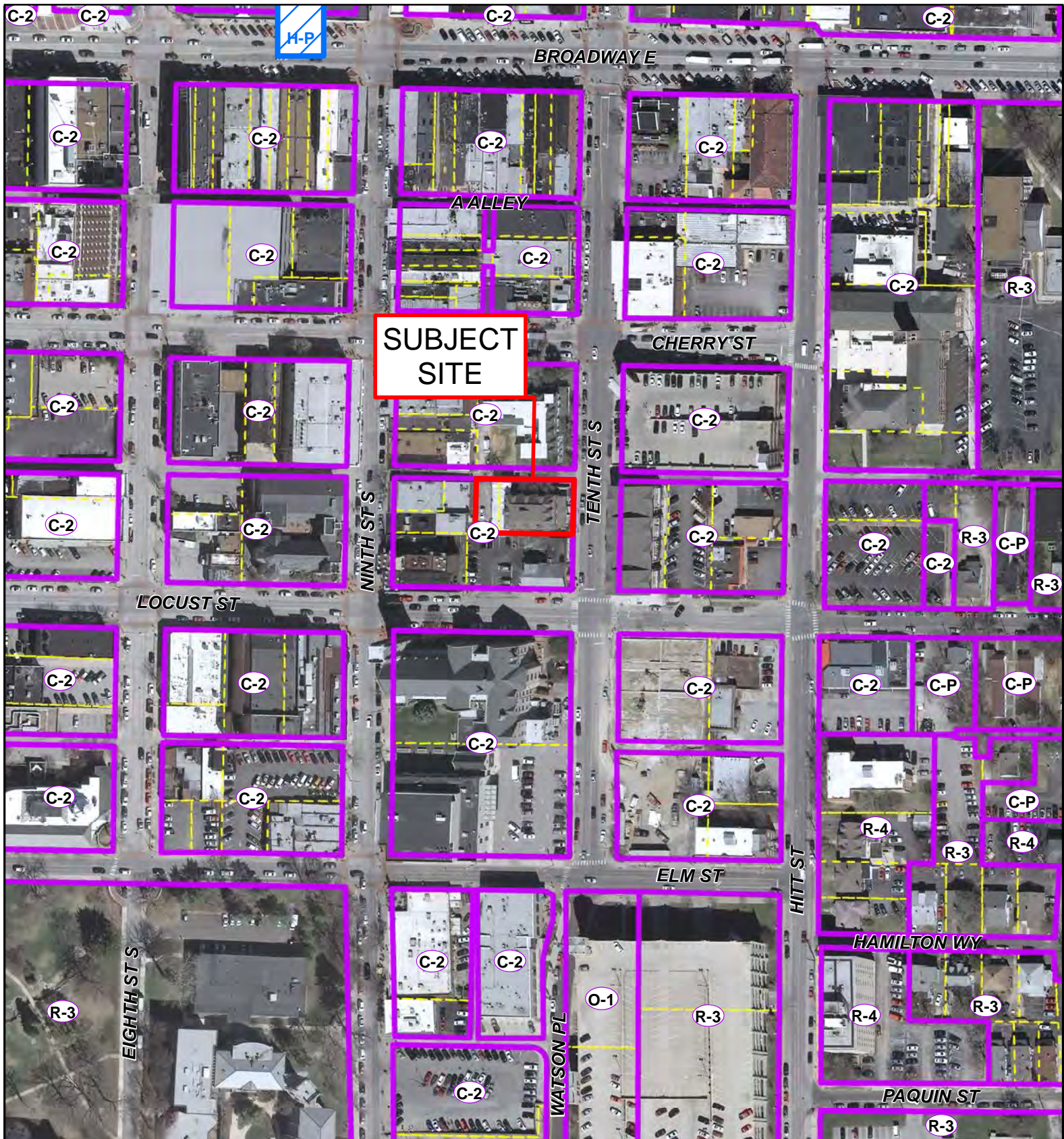
City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

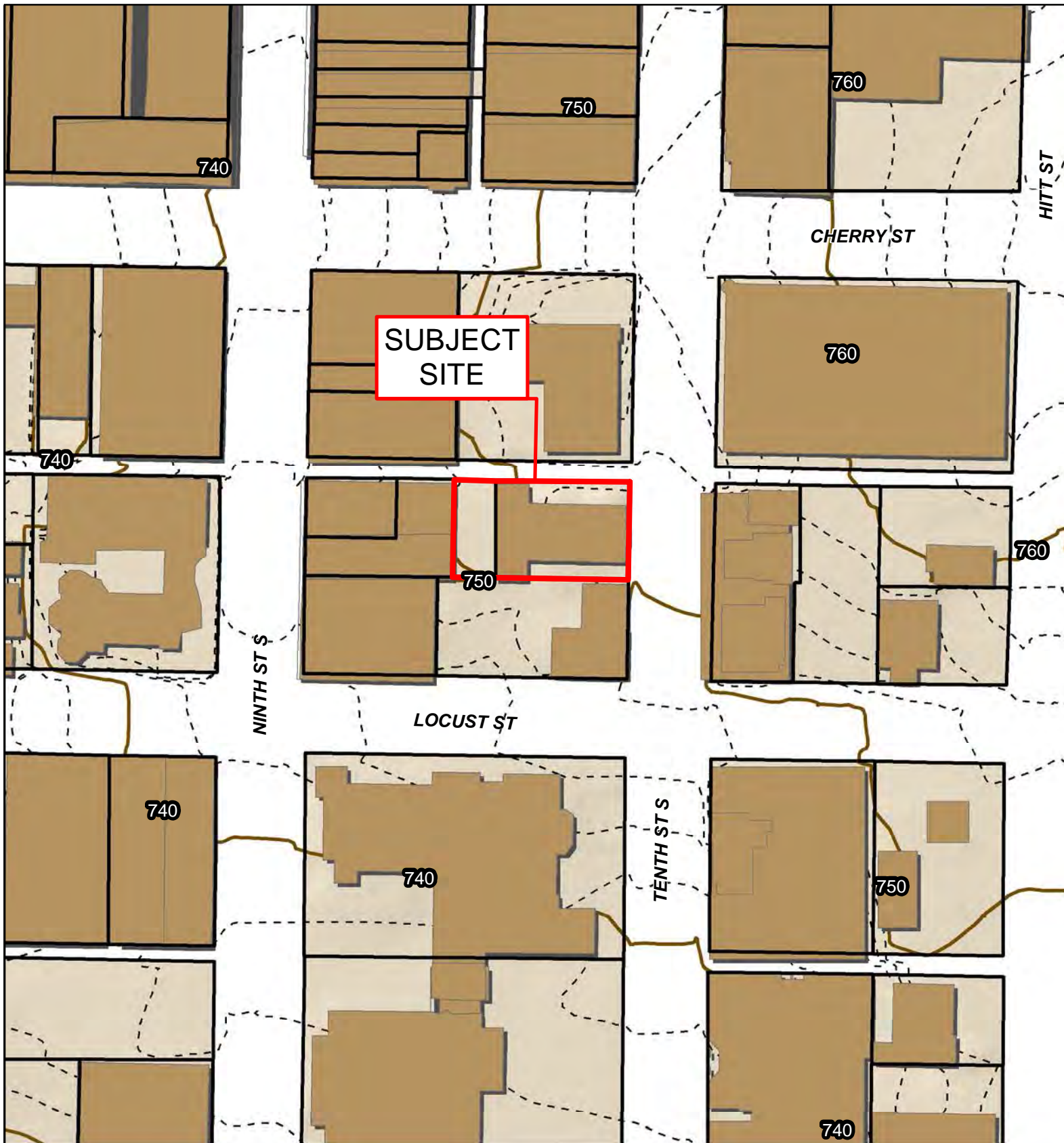
SUPPORTING
DOCUMENTS FOR
THIS AGENDA ITEM



15-200 SAM Subdivision Re-Subdivision Plat



City of Columbia Zoning
 Parcels



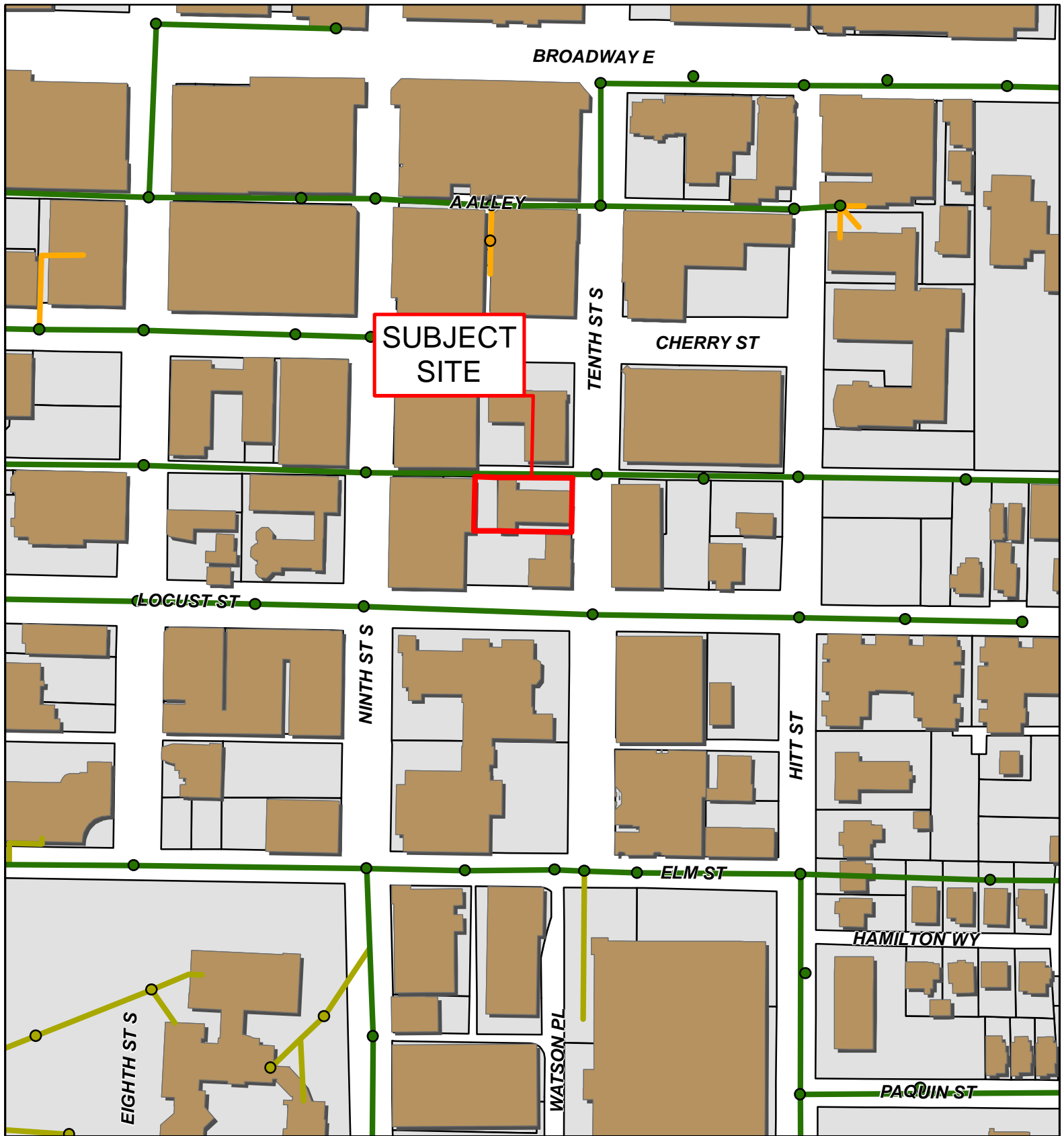
15-200 SAM Subdivision

Re-Subdivision Plat



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





15-200 SAM Subdivision

Re-Subdivision



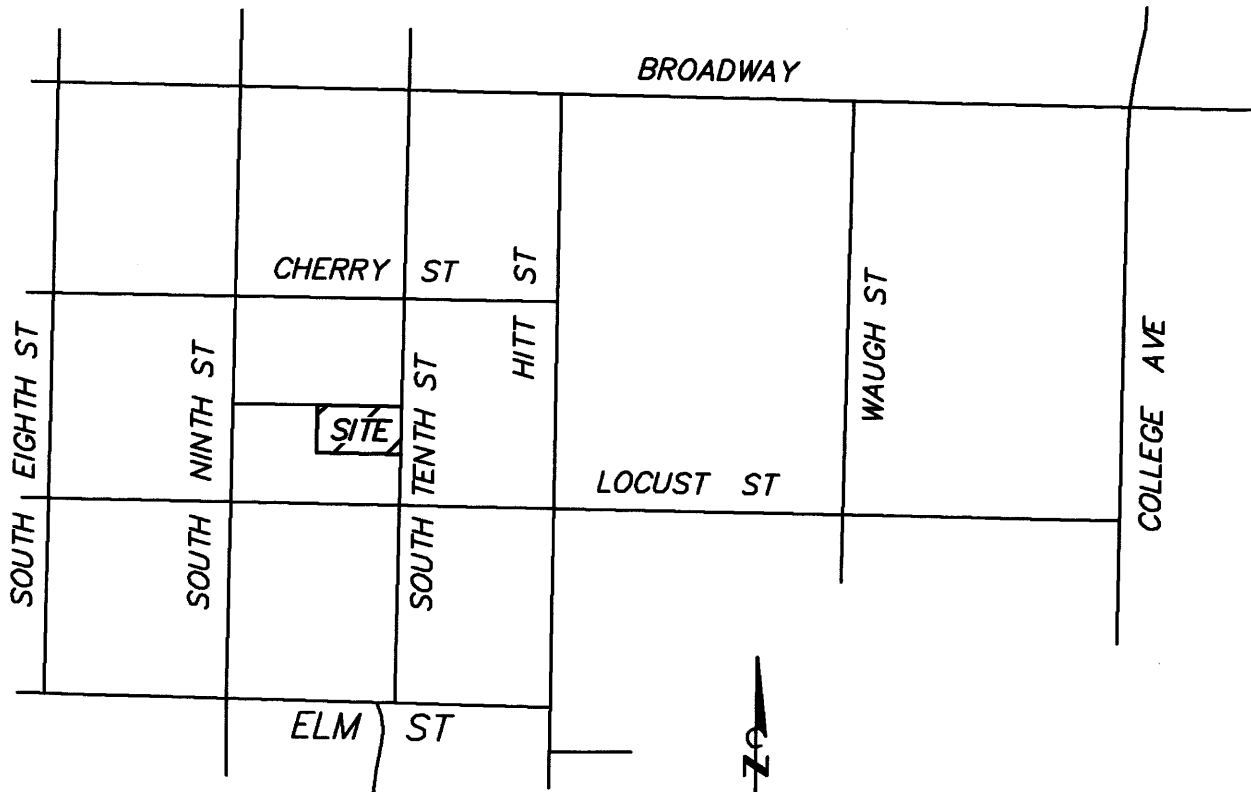
- City Sanitary Structure
 — City Sanitary Line
- Private Sanitary Structure
 — Private Sanitary Line
- UMC
 — Univ. of Missouri Line

- Building Footprint
- Parcels



SAM SUBDIVISION

A RESUBDIVISION OF PART OF LOTS 92 & 93 OF THE ORIGINAL TOWN, NOW CITY, OF COLUMBIA JANUARY 15, 2016



KEY MAP
NOT TO SCALE

MONUMENT LEGEND

- IRON DRILL HOLE
- ALL MONUMENTS ARE FOUND UNLESS SHOWN (S) SET

- NOTES:
- THIS PROPERTY IS LOCATED IN ZONE X "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN BY FIRM MAP NUMBER 29019C02800, DATED MARCH 17, 2011.
 - THERE ARE NO STREAMS OR WATERWAYS ON THIS TRACT THEREFORE, 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.

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

ROBERT MCDAVID, MAYOR

ATTEST: SHEELA AMIN, CITY CLERK

STATE OF MISSOURI }
COUNTY OF BOONE } SS
ON THIS DAY OF 2016, BEFORE ME APPEARED
CHARLES BRADLEY HOLT, MANAGER OF HOLT INVESTMENT PROPERTIES, LLC,
AND MICHAEL C. HILL, MEMBER OF HOLT INVESTMENT PROPERTIES, LLC, TO ME
PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN DID SAY THAT THEY
ARE MEMBERS AND DESIGNATED AGENTS OF HOLT INVESTMENT PROPERTIES,
LLC, A LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT WAS SIGNED
IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND THE SAID CHARLES
BRADLEY HOLT AND MICHAEL C. HILL, ACKNOWLEDGED SAID INSTRUMENT TO BE
THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.
IN TESTIMONY WHEREOF I HAVE HEREUNTO 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

, NOTARY PUBLIC

STATE OF MISSOURI }
COUNTY OF BOONE } SS
ON THIS DAY OF 2016, BEFORE ME APPEARED
MICHAEL R. McCCLUNG AND PATRICK R. McCCLUNG TO ME PERSONALLY KNOWN,
WHO, BEING BY ME DULY SWORN DID SAY THAT THEY ARE MEMBERS OF
UPTOWN INVESTMENTS, LLC, A MISSOURI LIMITED LIABILITY COMPANY AND THAT
SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY
AND THE SAID MICHAEL R. McCCLUNG AND PATRICK R. McCCLUNG ACKNOWLEDGED
SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY
COMPANY.
IN TESTIMONY WHEREOF I HAVE HEREUNTO 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

, NOTARY PUBLIC

STATE OF MISSOURI }
COUNTY OF BOONE } SS
ON THIS 20th DAY OF JANUARY, 2016, BEFORE ME, A NOTARY PUBLIC IN
AND FOR SAID STATE, PERSONALLY APPEARED ERAN FIELDS, AUTHORIZED
SIGNATORY FOR RISE COLUMBIA PROPERTY OWNER, LLC, KNOWN TO ME TO BE
THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT,
WHO BEING BY ME TRULY SWORN, ACKNOWLEDGED THAT HE EXECUTED THE
SAME AS A FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED.
IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY
OFFICIAL SEAL.
MY TERM EXPIRES

, NOTARY PUBLIC

0 20 40
SCALE: 1" = 20'

BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF TRACT 1 OF THE SURVEY RECORDED
IN BOOK 2096 PAGE 19

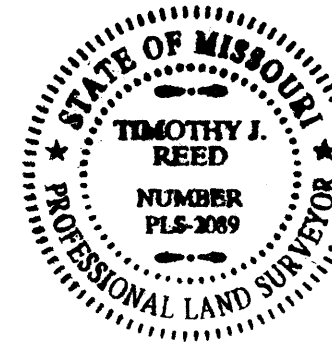
A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12 T48N R13W, IN
COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF LOTS 92 AND 93 OF THE ORIGINAL
TOWN, NOW CITY, OF COLUMBIA, ALSO BEING THE TRACTS DESCRIBED BY A WARRANTY DEEDS
RECORDED BOOK 2401 PAGE 147, BOOK 4541 PAGE 96, AND TRACT "b" OF A WARRANTY
DEED RECORDED IN BOOK 4277 PAGE 92, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 93 OF THE ORIGINAL TOWN, NOW CITY,
OF COLUMBIA, THENCE S 0°46'50"E, ALONG THE EASTERLY LINE THEREOF, 71.30 FEET TO THE
NORTHEAST CORNER OF TRACT 1 OF A SURVEY RECORDED IN BOOK 2096 PAGE 19; THENCE
S 89°04'25"W, ALONG THE NORTHERLY LINE THEREOF, 130.80 FEET TO THE SOUTHWEST
CORNER OF TRACT "b" OF A WARRANTY DEED RECORDED IN BOOK 4277 PAGE 92; THENCE
N 0°56'35"W, ALONG THE WESTERLY LINE THEREOF, 71.27 FEET TO THE NORTHWEST CORNER
THEREOF, ALSO BEING THE NORTHERLY LINE OF LOT 92 OF THE ORIGINAL TOWN, NOW CITY,
OF COLUMBIA; THENCE N 89°03'40"E, ALONG THE NORTHERLY LINE OF SAID TRACT "b", AND
THE NORTHERLY LINE OF SAID LOTS 92 AND 93, A DISTANCE OF 131.00 FEET TO THE POINT
OF BEGINNING AND CONTAINING 0.21 ACRE.

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

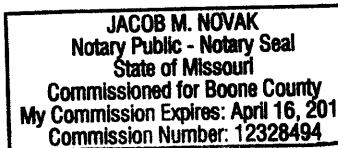
TIMOTHY J. REED
PROFESSIONAL LAND SURVEYOR
LS 2089



STATE OF MISSOURI }
COUNTY OF BOONE } SS

ON THIS 15th DAY OF JANUARY, 2016 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 HEREUNTO 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 APRIL 16, 2016.

JACOB M. NOVAK, NOTARY PUBLIC



KNOW ALL MEN BY THESE PRESENTS:

WE, RISE COLUMBIA PROPERTY OWNER, LLC, UPTOWN INVESTMENTS, LLC, AND HOLT
INVESTMENT PROPERTIES, LLC, BEING THE SOLE OWNERS OF THE ABOVE DESCRIBED PROPERTY,
HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO ONE LOT AS SHOWN ON THE PLAT.

RISE COLUMBIA PROPERTY OWNER, LLC

BY: ERAN FIELDS, AUTHORIZED SIGNATORY

UPTOWN INVESTMENTS, LLC

BY: MICHAEL R. McCCLUNG, MEMBER

BY: PATRICK R. McCCLUNG, MEMBER

HOLT INVESTMENT PROPERTIES, LLC

BY: CHARLES BRADLEY HOLT, MANAGER

BY: MICHAEL C. HILL, MEMBER