



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: March 7, 2016

Re: Final Plat - Somerset Village Plat 3 (Case # 16-33)

Executive Summary

Approval of this request will result in the creation of a 2-lot final plat that will permit the Parks and Recreation Department to acquire land north of Lake of the Woods Golf Course that will be used for park expansion purposes.

Discussion

On January 19, 2016, the City Council authorized the Parks and Recreation Department to proceed with a purchase contract to acquire approximately 15.68 acres of land north of the Lake of the Woods Golf Course for the purposes of developing a golf course driving range. The attached plat shows the proposed land acquisition for which the purchase contract has been prepared. The purchase contract will be reviewed concurrently by Council on its March 7 agenda.

The subject acreage is part of the larger Somerset Village development that is located to the east of the site. The 15.68 acres was shown on the recently revised preliminary plat for Somerset Village as two lots. Lot 2 was created to ensure that a future roadway connection to the north and west could traverse the northwest corner of the site to mitigate the removal of the westward street connection that was planned as part of the original preliminary plat. Improvement of the smaller parcel as a roadway, if needed, will be subject to development demands and will be at the expense of a future developer as part of an annexation request involving the tracts to the north or west.

The subject tracts do not have roadway frontage or access to public utilities. Because the tracts will be merged with the existing golf course as a driving range adherence to these conditions is not considered necessary. Lake of the Woods Golf Course is served with necessary utilities and has roadway frontage. Given that there is no planned public infrastructure installation associated with the plat, the plat does not include the standard performance contract.

The attached plat has been reviewed by both internal and external agencies and found to be compliant with the City's zoning and subdivision regulations. These agencies support the plat and recommend approval of it.

Locator maps and a reduced copy of the plat are attached for review.



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Fiscal Impact

Short-Term Impact: Limited. The acquisition of the property is part of the current Park Sales Tax revenues. No extension of public utilities is anticipated with the improvement of the site.

Long-Term Impact: Expanded maintenance/operational expenses for the Parks and Recreation Department. Such expenses will be accommodated within the Department's annual budget and will be off-set by user fees.

Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Parks, Recreation & Greenways, Secondary Impact: Community Facilities & Services, Tertiary Impact: Not Applicable

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
2-15-2016	Approval - Somerset Village Plat No. 2 (Res. 19-16)
3-2-2015	Approval – Somerset Village (Res. 42-15)
3-2-2015	Approval – Somerset Village Annexation (Ord. 22373)

Suggested Council Action

Approve of the 2-lot final plat to be known as "Somerset Village Plat 3".

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 49-16

AN ORDINANCE

approving the Final Plat of Somerset Village Plat 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 Somerset Village Plat 3, as certified and signed by the surveyor on February 22, 2016, a subdivision located north of the Lake of the Woods Golf Course, north of St. Charles Road and west of Battle Avenue, containing approximately 15.88 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 _____, 2016.

ATTEST:

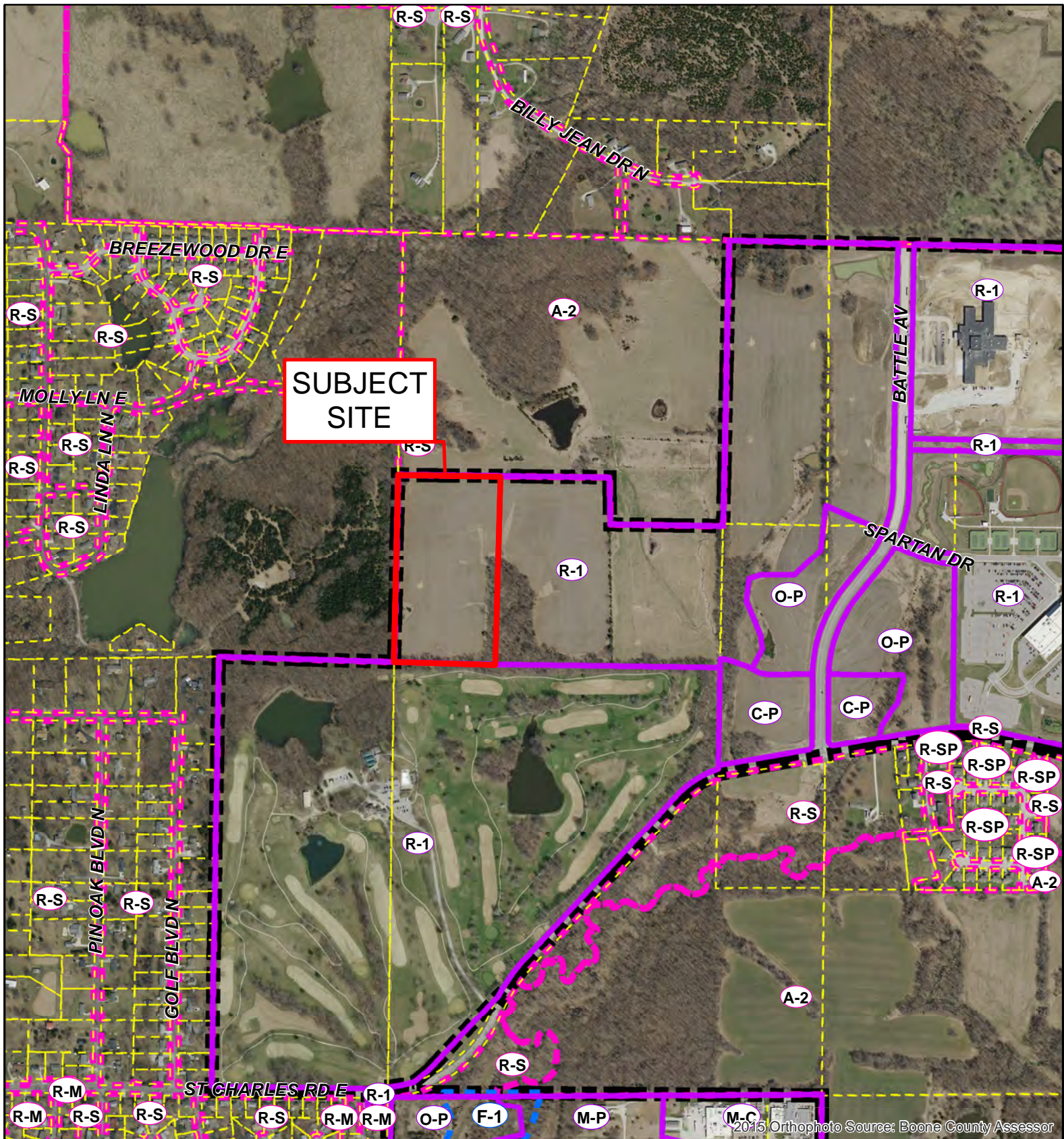
City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

SUPPORTING
DOCUMENTS FOR
THIS AGENDA ITEM



16-33: Somerset Village Final Plat 5



City of Columbia Zoning

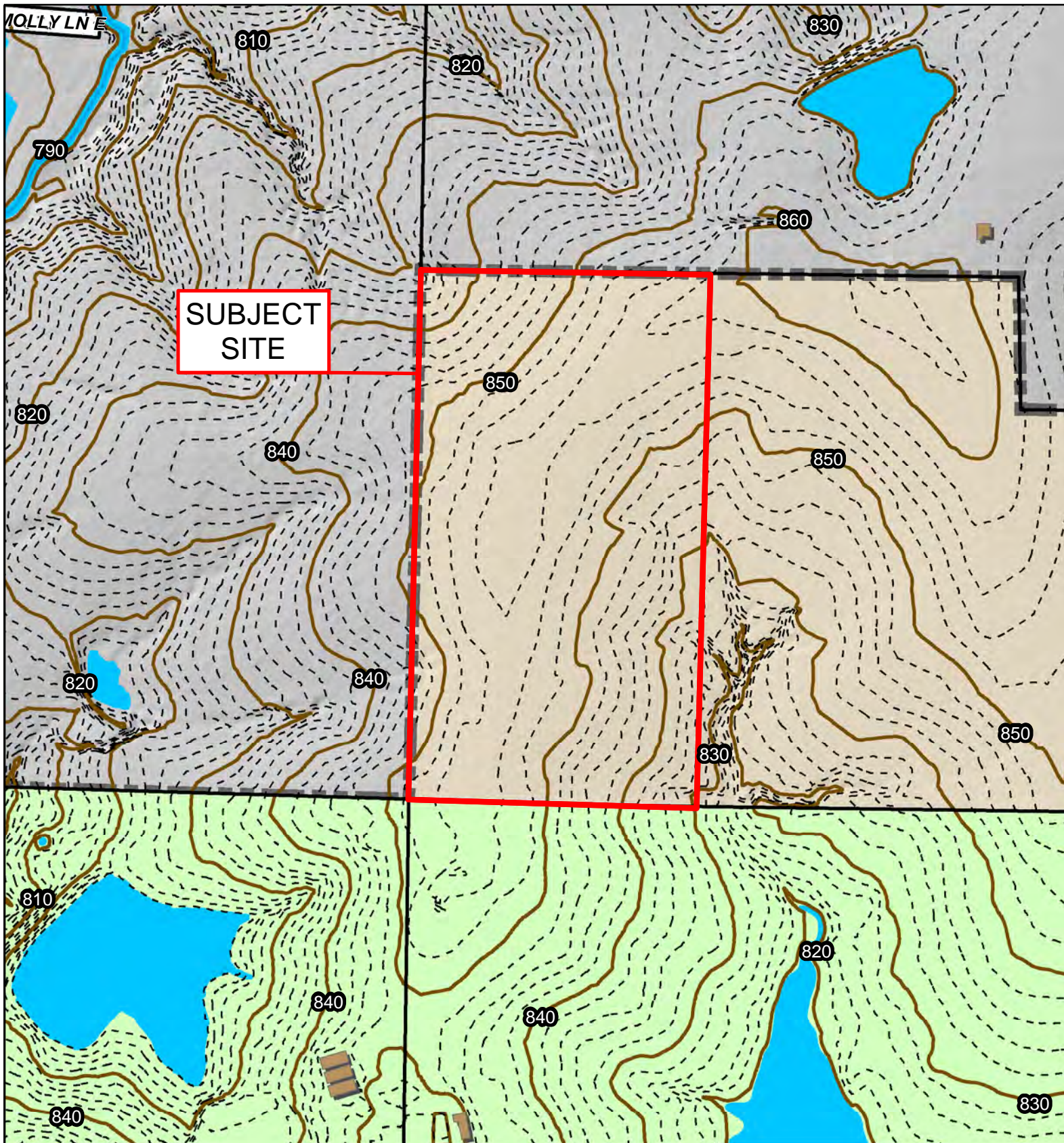


Boone County Zoning



Columbia City Limit





**SUBJECT
SITE**

16-33: Somerset Village Final Plat 5



— 10 Foot Contour Lines

- - - 2 Foot Contour Lines



Parcels

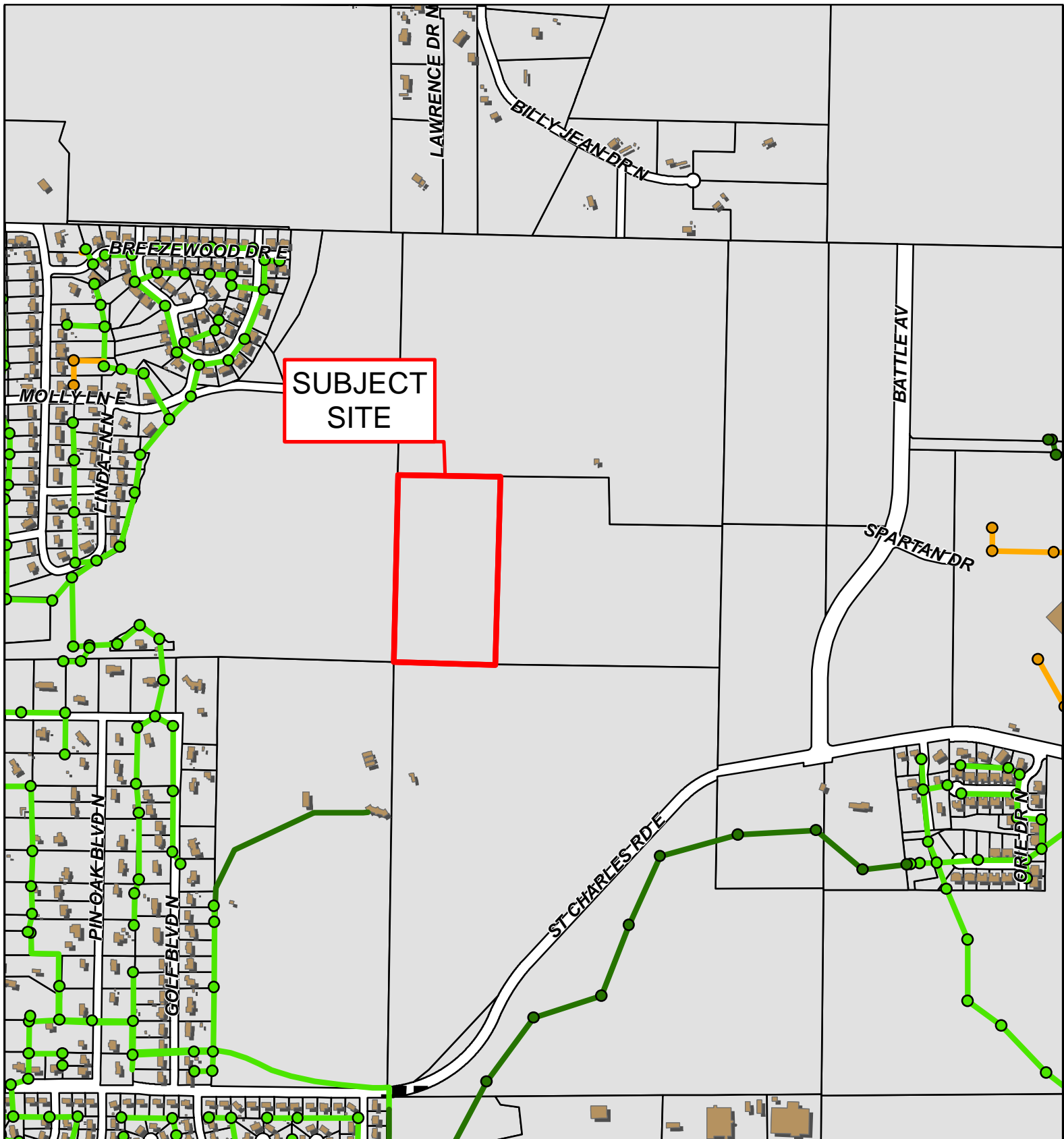


Building Footprint



Bodies of Water





16-33: Somerset Village Final Plat 5



- BCRSD
- City Sanitary Structure
- Private Sanitary Structure
- BCRSD
- City Sanitary Line
- Private Sanitary Line

- Building Footprint
- Parcels



FILED FOR RECORD, BOONE COUNTY MISSOURI
NORA DIETZEL, RECORDER OF DEEDS

FILED FOR RECORD, BOONE COUNTY MISSOURI
NORA DIETZEL, RECORDER OF DEEDS

SOMERSET VILLAGE PLAT 3

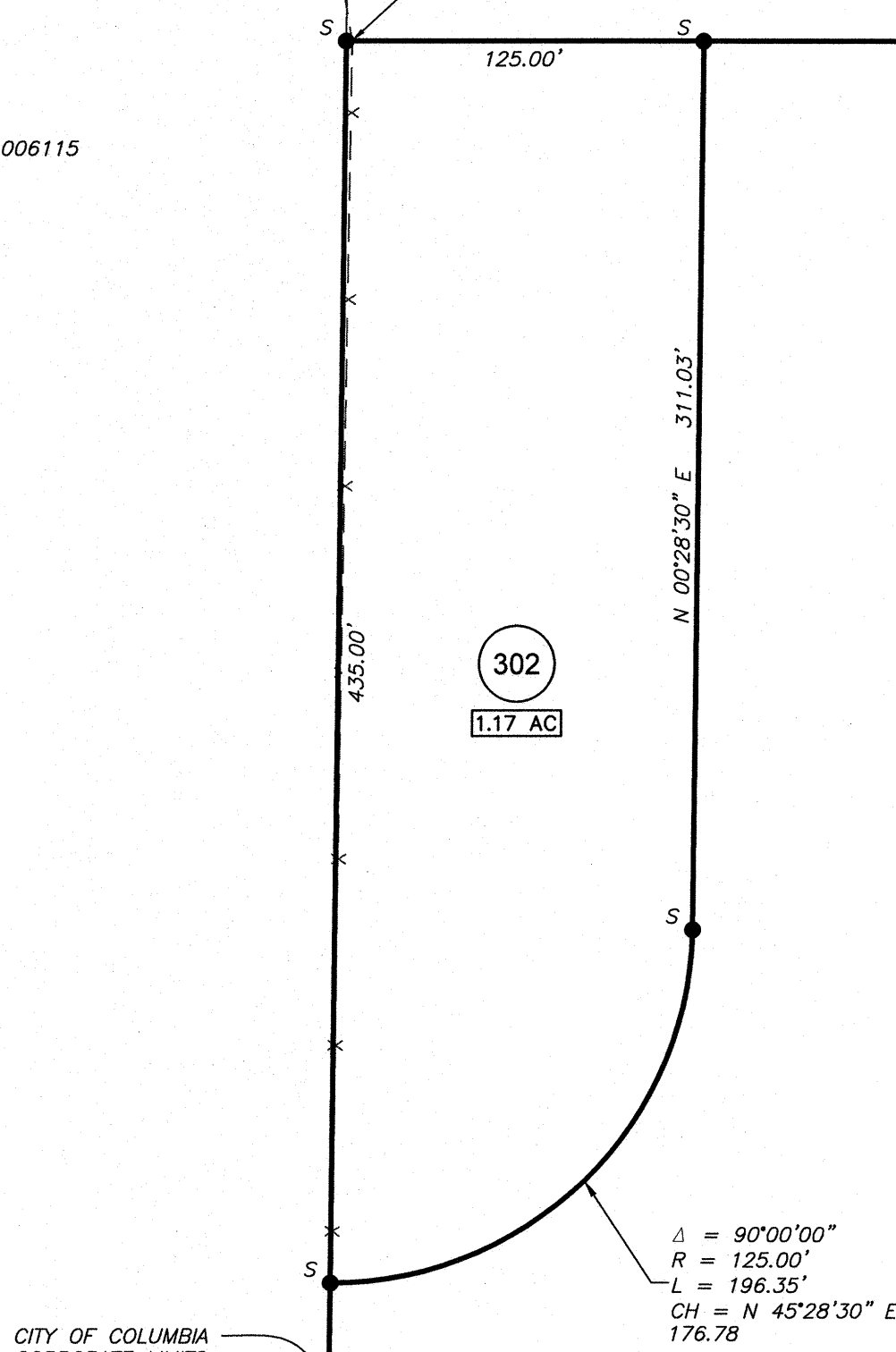
FINAL PLAT
NOVEMBER 16, 2015

OWNER: CHARLES E MERIDETH
TRUST
WARRANTY DEED BK 3791, PG 37

CITY OF COLUMBIA
CORPORATE LIMITS

LEGEND

- 1/2" IRON PIPE W/ CAP #2001006115
- E EXISTING
- S SET
- O/S OFFSET
- (REC) RECORD
- DH DRILL HOLE W/ CHISELED "X"
- IP IRON PIPE
- MONUMENT
- STONE
- PM PERMANENT MONUMENT
- (R) RADIAL LINE
- SQUARE FEET
- ACRES
- CT100 CURVE NUMBER



CITY OF COLUMBIA
CORPORATE LIMITS

OWNER: WEST CREEK PROPERTIES, LLC
WARRANTY DEED BK 3835, PG 39

(1122.05 REC)

N 00°28'30\"/>

1/4 SECTION LINE

301

14.71 AC

S 00°28'30\"/>

UNPLATTED LAND
OWNER: ST. CHARLES ROAD
DEVELOPMENT, LLC
WARRANTY DEED BK 3837, PG 91

NOTES

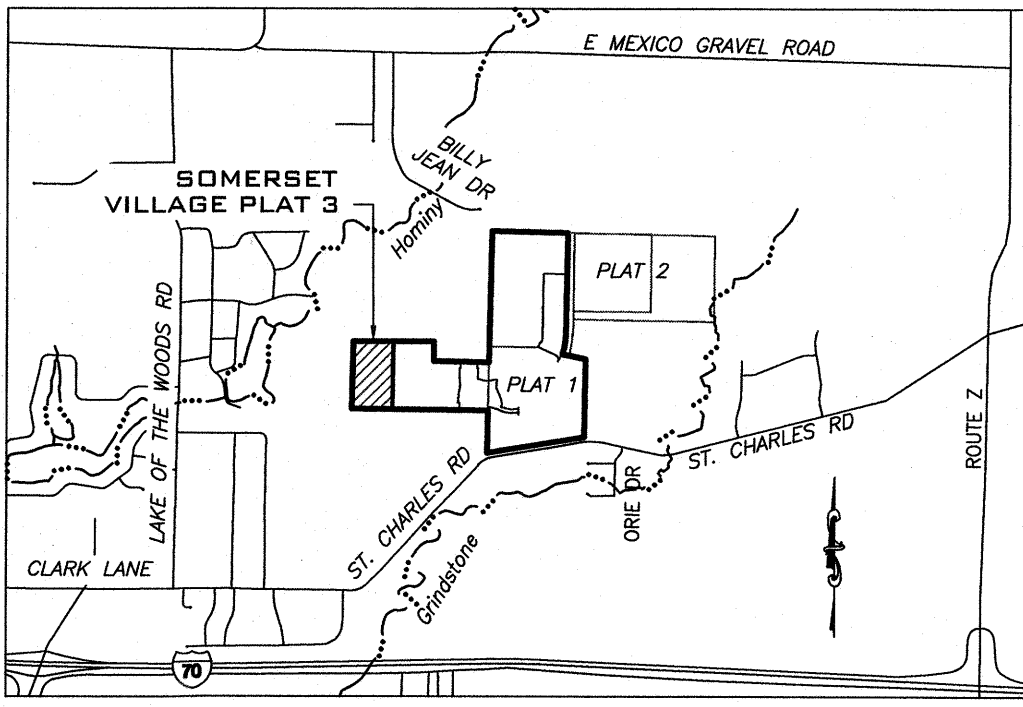
- A CURRENT RECORD TITLE COMMITMENT WAS NOT PROVIDED FOR THIS PLAT.
- THIS PLAT CONFORMS TO THE DEVELOPMENT AGREEMENT RECORDED IN BOOK 4423, PAGE 41.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS OF URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 20.30-16.040 (2) (A).

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FLOOD INSURANCE RATE MAP #29019C03250, DATED MARCH 17, 2011.

STREAM BUFFER STATEMENT

THIS TRACT IS NOT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR MILLERSBURG QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.



LOCATION MAP

NOT TO SCALE

KNOW ALL MEN BY THESE PRESENTS

ST. CHARLES ROAD DEVELOPMENT, LLC BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, ST. CHARLES ROAD DEVELOPMENT, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED.

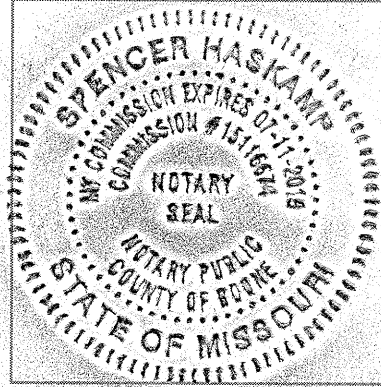
ROBERT A. WOLVERTON, MEMBER

STATE OF MISSOURI }
COUNTY OF BOONE } SS

ON THIS 22nd DAY OF FEBRUARY, IN THE YEAR 2016, BEFORE ME, SPENCER HASKAMP, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROBERT A. WOLVERTON, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN FINAL PLAT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

SPENCER HASKAMP

NOTARY PUBLIC
MY COMMISSION EXPIRES
JULY 11, 2019.



AMY HENDERSON

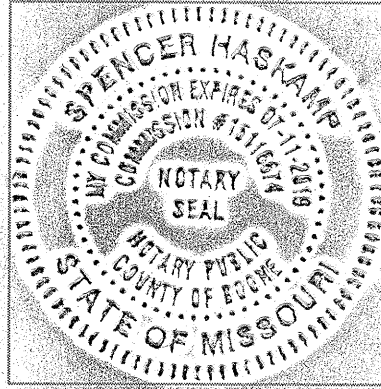
BY: AMY HENDERSON, TRUST OFFICER OF CENTRAL TRUST AND INVESTMENT COMPANY
AS TRUSTEE OF THE ROBERT M. LEMONE MARTIAL TRUST, MEMBER

STATE OF MISSOURI }
COUNTY OF BOONE } SS

ON THIS 22nd DAY OF FEBRUARY, IN THE YEAR 2016, BEFORE ME, SPENCER HASKAMP, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED AMY HENDERSON, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN FINAL PLAT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

SPENCER HASKAMP

NOTARY PUBLIC
MY COMMISSION EXPIRES
JULY 11, 2019.



CERTIFICATION

THIS IS TO CERTIFY THAT IN NOVEMBER 2015, I COMPLETED A SURVEY FOR ST. CHARLES ROAD DEVELOPMENT, L.L.C. OF A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 48 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3837, PAGE 91, ALL BEING OF THE BOONE COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

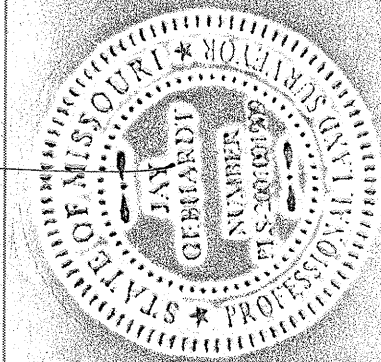
BEGINNING AT THE CENTER OF SAID SECTION 2, THENCE ALONG THE QUARTER SECTION LINE N00°28'30"E, 1122.05 FEET; THENCE LEAVING SAID QUARTER SECTION LINE, S89°59'50"E, 613.68 FEET; THENCE S00°28'30"W, 1132.57 FEET TO A POINT ALONG THE QUARTER SECTION LINE; THENCE ALONG SAID QUARTER SECTION LINE, N89°00'50"W, 613.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.88 ACRES.

I HEREBY CERTIFY THAT I SURVEYED THE 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
A CIVIL GROUP
CORPORATE NUMBER 2001006115

JAY GEBHARDT L.S. 2001001909

2/22/16
DATE

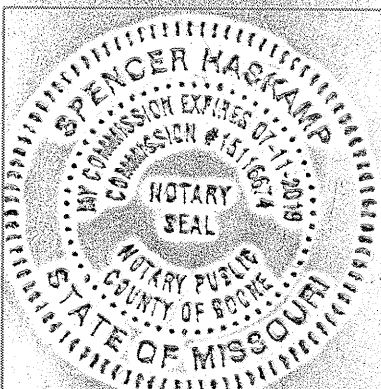


STATE OF MISSOURI }
COUNTY OF BOONE } SS

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 22nd DAY OF FEBRUARY, 2016.

SPENCER M. HASKAMP

NOTARY PUBLIC MY
COMMISSION EXPIRES
JULY 11, 2019.



ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA

THIS ____ DAY OF _____, 2016.

, MAYOR

SHEELA AMIN, CITY CLERK

FENCE 1.5' WEST OF STONE

P.O.B.

CTR SEC. 2-48-12 AS SHOWN BY THE SURVEY RECORDED IN BK. 442, PG. 296

FENCE CORNER 27.5' SOUTH OF STONE

OWNER: CITY OF COLUMBIA
SURVEY BK 442, PG 296

(N 89°00'55"W 2018.46 REC. 3837/91)

EXISTING FENCE

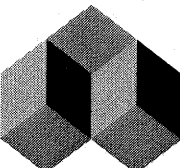
1/4 SECTION LINE

S 89°00'50"E 1404.92'

SCALE: 1" = 60'

BEARINGS ARE REFERENCED TO THE LINES OF SURVEY RECORDED IN BOOK 2415, PAGE 86

3/4" PIPE
NORTHEAST
CORNER OF
SURVEY
RECORDED IN
BOOK 442, PAGE
296



A CIVIL GROUP
CIVIL ENGINEERING - PLANNING - SURVEYING
3401 BROADWAY BUSINESS PARK COURT
SUITE 105
COLUMBIA, MO 65203
PH: (573) 817-5750, FAX: (573) 817-1677
MISSOURI CERTIFICATE OF AUTHORITY: 2001006115