



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 21, 2016

Re: Steeplechase Estates Plat 6 – final plat (Case #15-226)

Executive Summary

Approval of this request will result in the creation of a 22-lot final plat of R-1 (One-Family Dwelling District) zoned land, to be known as "Steeplechase Estates Plat 6."

Discussion

The applicant is requesting approval of a 22-lot final plat, which includes 20 lots for single-family development and two common lots for neighborhood amenities and landscaping. The requested subdivision is consistent with the development agreement and the preliminary plat of Steeplechase Estates, which was approved by Council on November 16, 2015 (R 184-15).

The plat has been reviewed by staff and meets all applicable subdivision and zoning regulations. Locator maps, the proposed final plat, and approved preliminary plat are attached.

Fiscal Impact

Short-Term Impact: No new capital spending is expected within the upcoming 2 years as a result of this proposal. All required public infrastructure will be installed at the developer's expense.

Long-Term Impact: The development/redevelopment of this site may increase demands upon the adjacent streets, sanitary sewers, storm sewers, water and electric supply lines. The costs associated with meeting these demands may or may not be offset by increased property and/or sales tax revenues 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: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable



City of Columbia

701 East Broadway, Columbia, Missouri 65201

[Comprehensive Plan Impacts:](#)

Primary Impact: Land Use & Growth Management, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Not Applicable

Legislative History

Date	Action
11/16/2015	Preliminary plat approval - Steeplechase Estates (R184-15)

Suggested Council Action

Approval of the final plat of "Steeplechase Estates Plat 6"

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 66-16

AN ORDINANCE

approving the Final Plat of Steeplechase Estates Plat 6, a major 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 Steeplechase Estates Plat 6, as certified and signed by the surveyor on March 7, 2016, a major subdivision located on the east side of Howard Orchard Road and north of Steeplechase Drive, containing approximately 19.49 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 The Columbia Development Group, LLC in connection with the approval of the Final Plat of Steeplechase Estates Plat 6. 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 _____, 2016 between the City of Columbia, MO ("City") and The Columbia Development Group, 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 Steeplechase Estates, Plat 6, 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

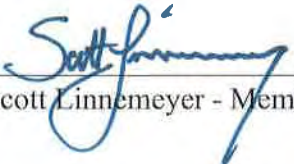
ATTEST:

Sheela Amin, City Clerk

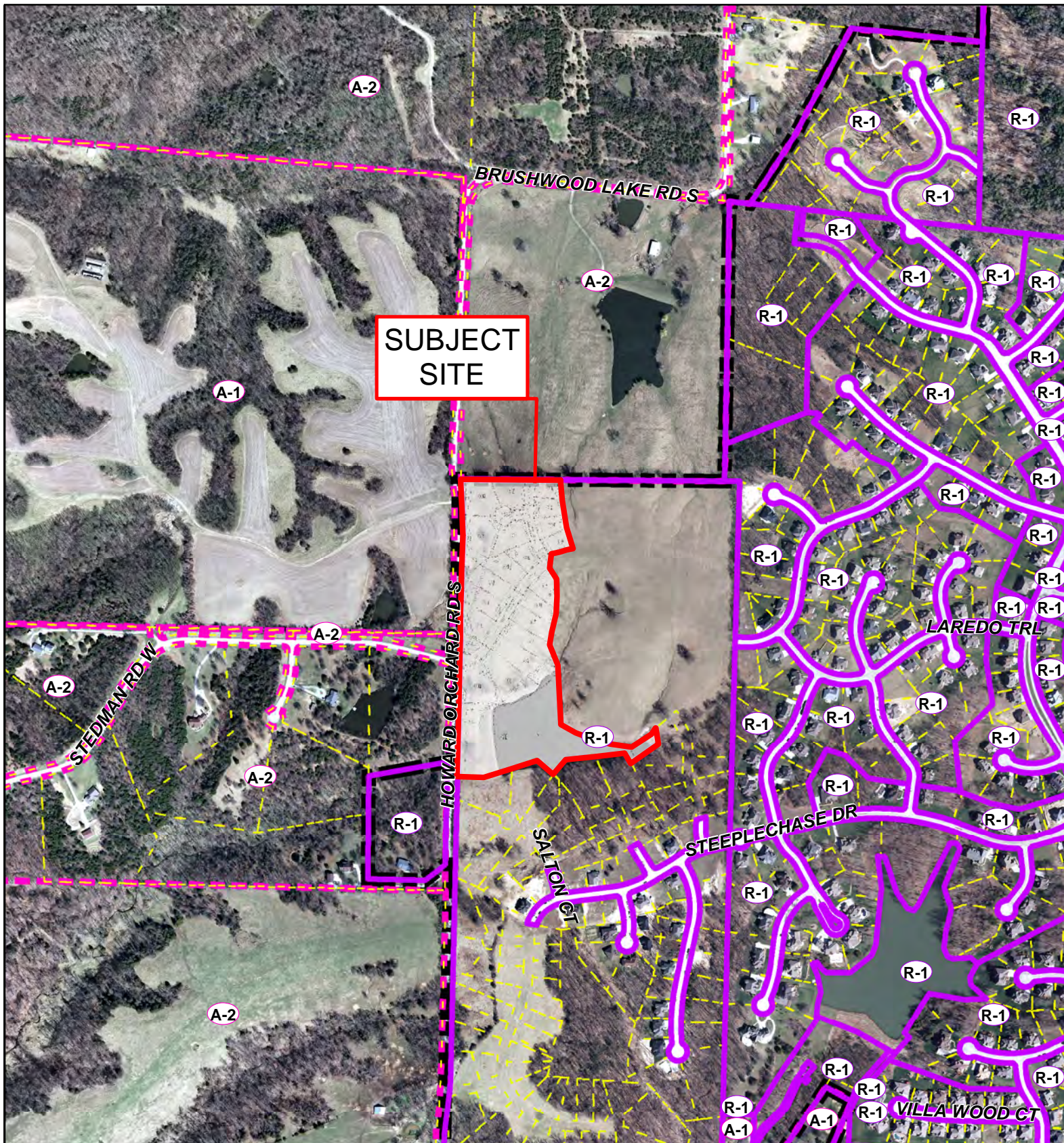
APPROVED AS TO FORM:

Nancy Thompson-City Counselor

Subdivider

BY:  _____
Scott Linnemeyer - Member

SUPPORTING
DOCUMENTS FOR
THIS AGENDA ITEM



15-226: Steeplechase Estates Plat 6 Final Plat



City of Columbia Zoning

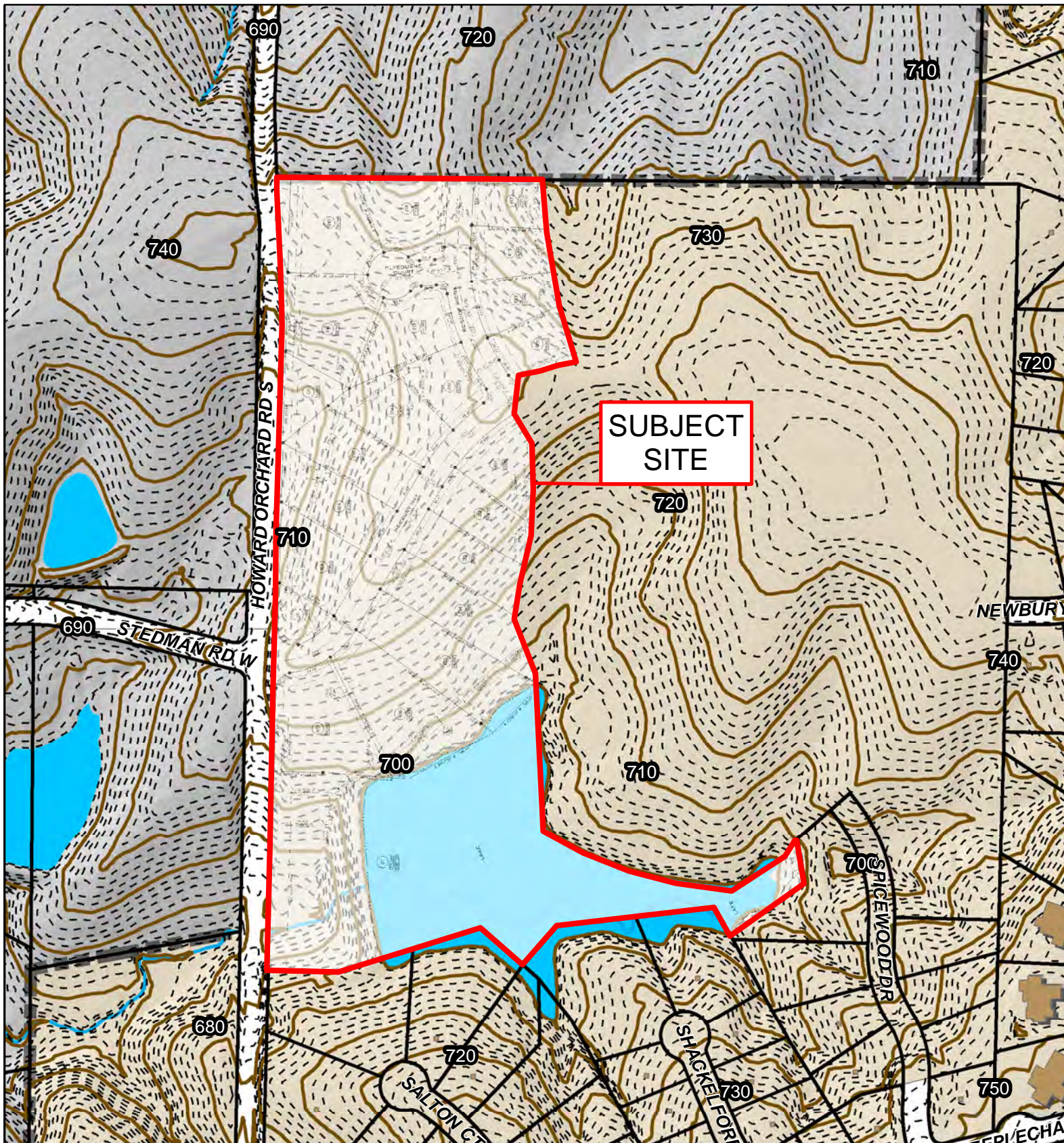
Boone County Zoning



Parcels

Columbia City Limit





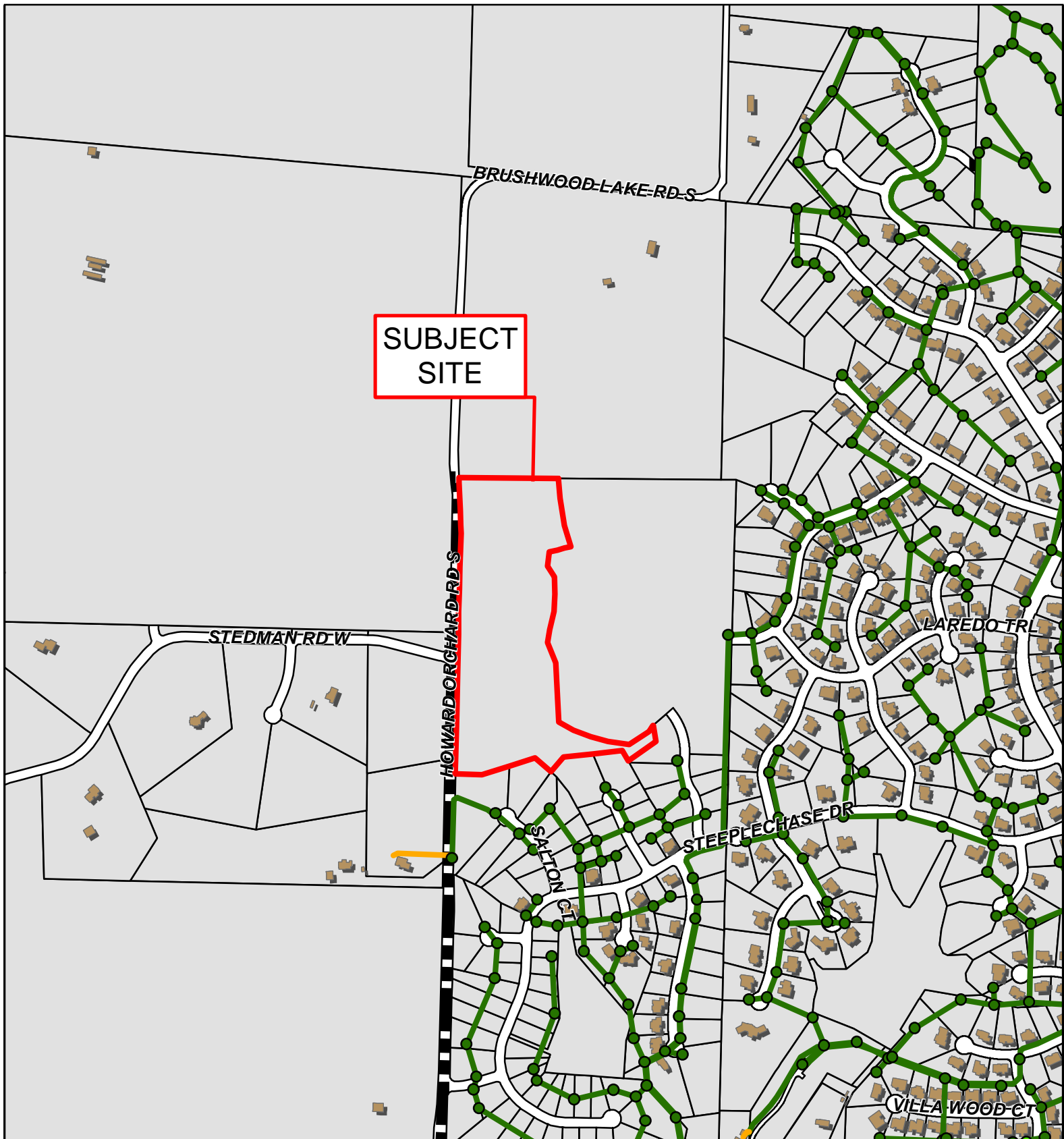
15-226: Steeplechase Estates Plat 6 Final Plat



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

Bodies of Water





15-226: Steeplechase Estates Plat 6 Final Plat



● BCRSD

● City Sanitary Structure

— City Sanitary Line

— Private Sanitary Line

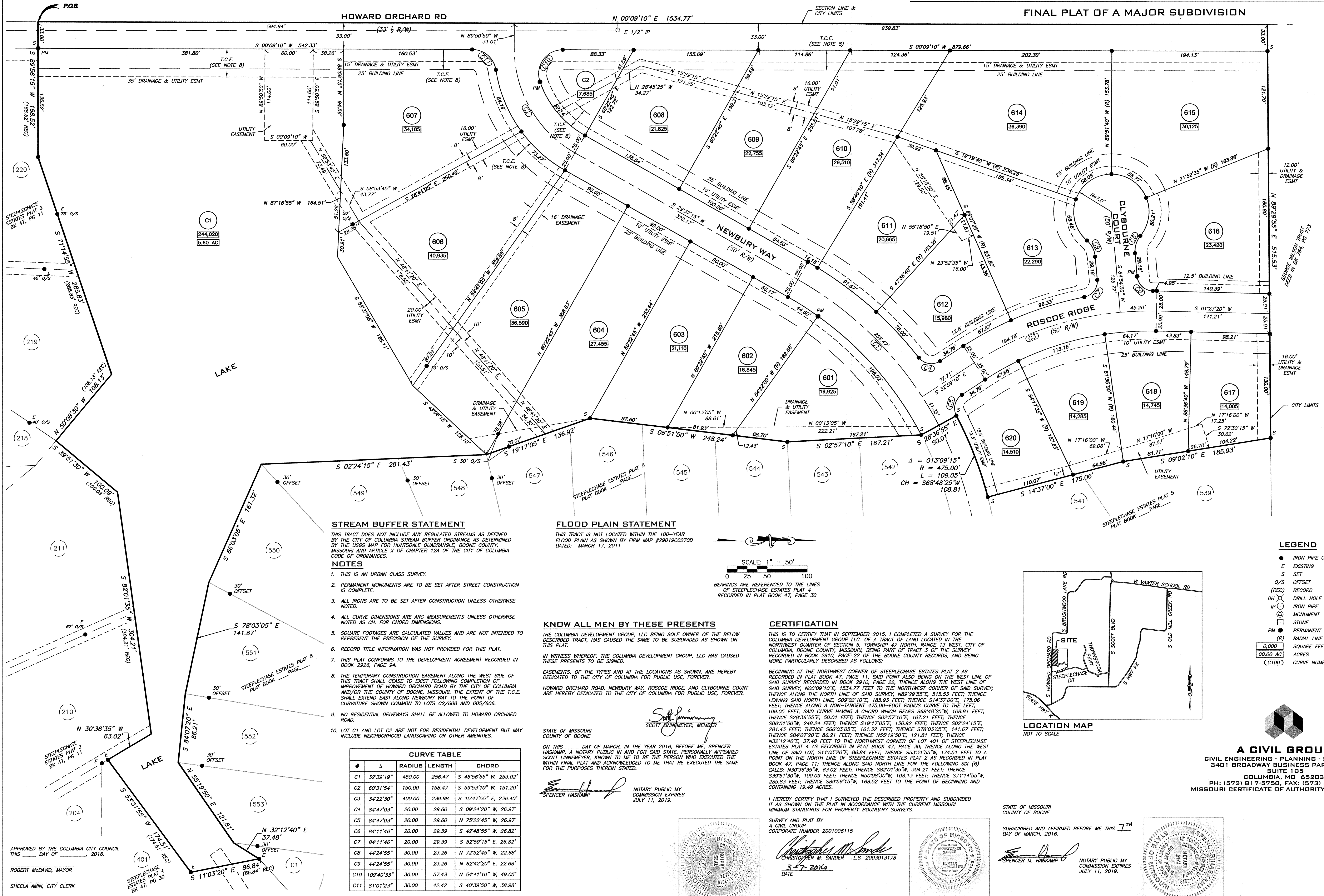
■ Building Footprint

■ Parcels



STEEPLECHASE ESTATES PLAT 6

FINAL PLAT OF A MAJOR SUBDIVISION



STREAM BUFFER STATEMENT

THIS TRACT DOES NOT INCLUDE ANY REGULATED STREAMS AS DEFINED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR HUNTSDALE QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

NOTES

1. THIS IS AN URBAN CLASS SURVEY.
2. PERMANENT MONUMENTS ARE TO BE SET AFTER STREET CONSTRUCTION IS COMPLETE.
3. ALL IRONS ARE TO BE SET AFTER CONSTRUCTION UNLESS OTHERWISE NOTED.
4. ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
5. SQUARE FOOTAGES ARE CALCULATED VALUES AND ARE NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.
6. RECORD TITLE INFORMATION WAS NOT PROVIDED FOR THIS PLAT.
7. THIS PLAT CONFORMS TO THE DEVELOPMENT AGREEMENT RECORDED IN BOOK 2826, PAGE 94.
8. THE TEMPORARY CONSTRUCTION EASEMENT ALONG THE WEST SIDE OF THIS TRACT SHALL CEASE TO EXIST FOLLOWING COMPLETION OF IMPROVEMENT OF HOWARD ORCHARD ROAD BY THE CITY OF COLUMBIA AND/OR THE COUNTY OF BOONE, MISSOURI. THE EXTENT OF THE T.C.E. SHALL EXTEND EAST ALONG NEWBURY WAY TO THE POINT OF CURVATURE SHOWN COMMON TO LOTS C2/608 AND 605/606.
9. NO RESIDENTIAL DRIVEWAYS SHALL BE ALLOWED TO HOWARD ORCHARD ROAD.
10. LOT C1 AND LOT C2 ARE NOT FOR RESIDENTIAL DEVELOPMENT BUT MAY INCLUDE NEIGHBORHOOD LANDSCAPING OR OTHER AMENITIES.

CURVE TABLE

#	Δ	RADIUS	LENGTH	CHORD
C1	32°39'19"	450.00	256.47	S 45°56'55" W, 253.02'
C2	60°31'54"	150.00	158.47	S 59°53'10" W, 151.20'
C3	34°22'30"	400.00	239.98	S 15°47'55" E, 236.40'
C4	84°47'03"	20.00	29.60	S 09°24'20" W, 26.97'
C5	84°47'03"	20.00	29.60	N 75°22'45" W, 26.97'
C6	84°11'46"	20.00	29.39	S 42°48'55" W, 26.82'
C7	84°11'46"	20.00	29.39	S 52°59'15" E, 26.82'
C8	44°24'55"	30.00	23.26	N 72°52'45" W, 22.68'
C9	44°24'55"	30.00	23.26	N 62°42'20" E, 22.68'
C10	109°40'33"	30.00	57.43	N 54°41'10" W, 49.05'
C11	81°01'23"	30.00	42.42	S 40°39'50" W, 38.98'

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FIRM MAP #29019C02700 DATED: MARCH 17, 2011

KNOW ALL MEN BY THESE PRESENTS

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

IN WITNESS WHEREOF, THE COLUMBIA DEVELOPMENT GROUP, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED.

EASEMENTS, OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

HOWARD ORCHARD ROAD, NEWBURY WAY, ROSCOE RIDGE, AND CLYBOURNE COURT ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

STATE OF MISSOURI
COUNTY OF BOONE

ON THIS DAY OF MARCH, IN THE YEAR 2016, BEFORE ME, SPENCER HASKAMP, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED SCOTT LINNEMEYER, 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
SPENCER HASKAMP

NOTARY PUBLIC MY
COMMISSION EXPIRES
JULY 11, 2019.

CERTIFICATION

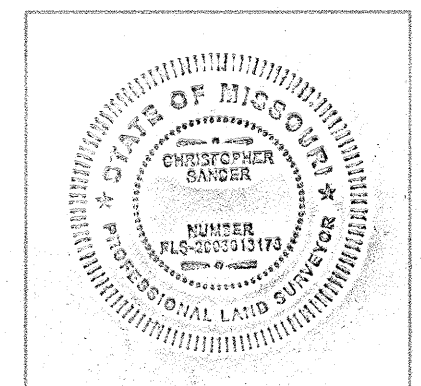
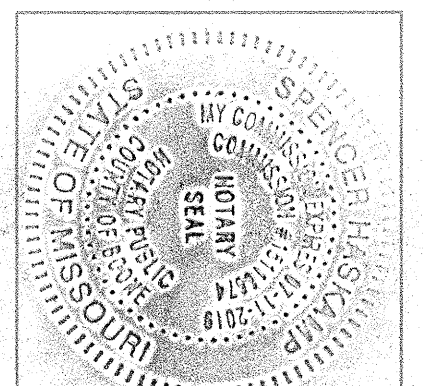
THIS IS TO CERTIFY THAT IN SEPTEMBER 2015, I COMPLETED A SURVEY FOR THE COLUMBIA DEVELOPMENT GROUP LLC. OF A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 47 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF TRACT 5 OF THE SURVEY RECORDED IN BOOK 2910, PAGE 22 OF THE BOONE COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF STEEPCCHASE ESTATES PLAT 2 AS RECORDED IN PLAT BOOK 47, PAGE 11, SAID POINT ALSO BEING ON THE WEST LINE OF SAID SURVEY RECORDED IN BOOK 2910, PAGE 22, THENCE ALONG THE WEST LINE OF SAID SURVEY, N00°09'10"E, 1534.77' FEET TO THE NORTHWEST CORNER OF SAID SURVEY; THENCE ALONG THE NORTH LINE OF SAID SURVEY, N89°29'55"E, 515.53' FEET, THENCE LEAVING SAID NORTH LINE, S09°02'10"E, 185.93' FEET, THENCE S14°37'00"E, 175.06' FEET, THENCE ALONG A NON-TANGENT 475.00-FOOT RADIUS CURVE TO THE LEFT, 109.05' FEET, SAID CURVE HAVING A CHORD WHICH BEARS S68°48'25"W, 108.81' FEET; THENCE S28°36'55"E, 50.01' FEET; THENCE S02°57'10"E, 167.21' FEET; THENCE S06°51'50"W, 248.24' FEET; THENCE S19°17'05"E, 136.92' FEET; THENCE S02°24'15"E, 281.43' FEET; THENCE S66°03'05"E, 161.32' FEET; THENCE S78°03'05"E, 141.67' FEET; THENCE S84°07'20"E, 86.21' FEET; THENCE N53°19'50"E, 121.81' FEET; THENCE N32°12'40"E, 37.48' FEET TO THE NORTHWEST CORNER OF LOT 401 OF STEEPCCHASE ESTATES PLAT 4 AS RECORDED IN PLAT BOOK 47, PAGE 30; THENCE ALONG THE WEST LINE OF SAID LOT, S11°03'20"E, 86.84' FEET; THENCE S33°31'55"W, 174.51' FEET TO A POINT ON THE NORTH LINE OF STEEPCCHASE ESTATES PLAT 2 AS RECORDED IN PLAT BOOK 47, PAGE 11; THENCE ALONG SAID NORTH LINE FOR THE FOLLOWING SIX (6) CALLS: N30°36'35"W, 63.02' FEET; THENCE S82°01'35"W, 304.21' FEET; THENCE S39°51'30"W, 100.09' FEET; THENCE N50°08'30"W, 108.13' FEET; THENCE S71°14'55"W, 285.83' FEET; THENCE S89°56'15"W, 168.52' FEET TO THE POINT OF BEGINNING AND CONTAINING 18.48 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

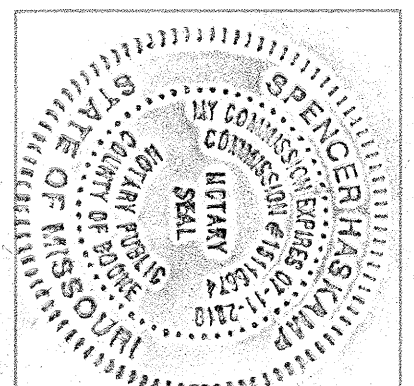
Christopher M. Sander
CHRISTOPHER M. SANDER L.S. 2003013178
DATE 3-7-2016



STATE OF MISSOURI
COUNTY OF BOONE

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 7TH DAY OF MARCH, 2016.

Spencer M. Haskamp
SPENCER M. HASKAMP
NOTARY PUBLIC MY
COMMISSION EXPIRES
JULY 11, 2019.



PRELIMINARY PLAT
STEEPLECHASE ESTATES
SEPTEMBER 28, 2015

UTILITIES

NATURAL GAS

AMEREN UE
2001 MAGUIRE BLVD.
COLUMBIA, MISSOURI 65201
CONTACT: CHAD WARREN
(573) 876-3063

TELEPHONE

CENTURYLINK
625 E. CHERRY
COLUMBIA, MISSOURI 65205
CONTACT: DON WILSON
(573) 886-3500

WATER

CITY OF COLUMBIA
P.O. BOX 6015
WATER & LIGHT DEPARTMENT
COLUMBIA, MISSOURI 65205
CONTACT: DONNIE NICHOLSON
(573) 874-7315

SANITARY SEWER

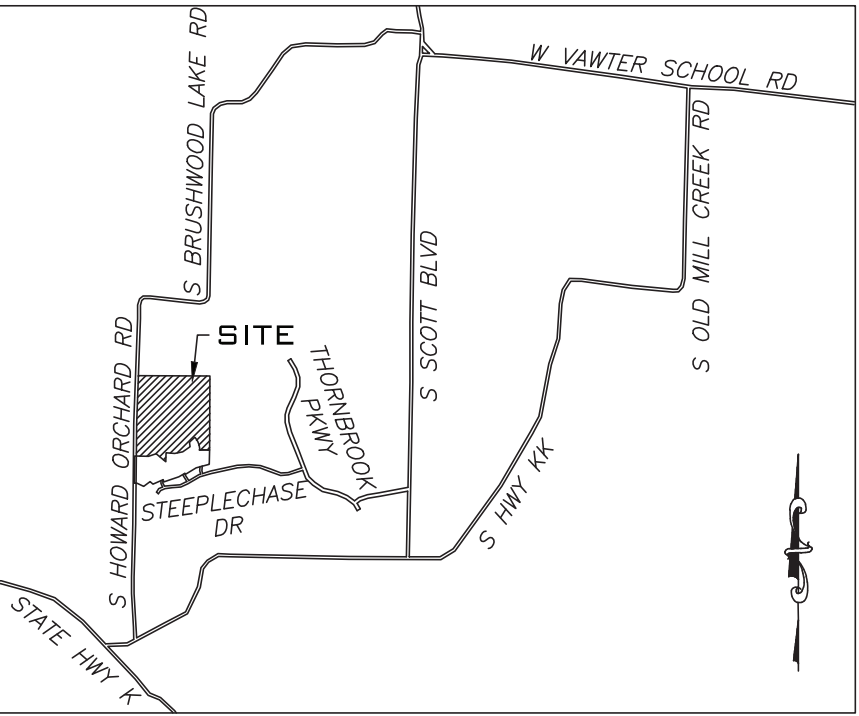
CITY OF COLUMBIA
P.O. BOX 6015
PUBLIC WORKS DEPARTMENT
COLUMBIA, MISSOURI 65205
CONTACT: LINDSEY SCHAEFER
(573) 841-5481

CABLE TV

MEDIACOM
901 NORTH COLLEGE AVENUE
COLUMBIA, MISSOURI 65201
CONTACT: JIMMY RUNYON
(573) 443-1535

ELECTRICITY

CITY OF COLUMBIA
P.O. BOX 6015
WATER & LIGHT DEPARTMENT
COLUMBIA, MISSOURI 65205
CONTACT: JONI TROYER
(573) 874-7321



LOCATION MAP

NOT TO SCALE

SITE DATA

ZONING: R-1
ACREAGE: 47.1
LOCATION: NORTHWEST QUARTER OF SECTION 5,
T47N, R13W, CITY OF COLUMBIA, BOONE
COUNTY, MISSOURI

OWNER:

THE COLUMBIA DEVELOPMENT GROUP, LLC
3810 BUTTOWOOD DRIVE
SUITE 101
COLUMBIA, MO 65203
(573) 817-2010

GENERAL NOTES:

1. THIS PRELIMINARY PLAT IS A REVISION TO THE PRELIMINARY PLAT OF WESTBROOK, PLAT NO. 1 AS APPROVED ON APRIL 20, 2006.
2. THIS TRACT IS ZONED R-1.
3. ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
4. DEVELOPER WILL COORDINATE WITH COLUMBIA WATER AND LIGHT FOR THE DESIGN OF WATER & ELECTRIC LINES TO SERVE THIS AREA.
5. DEVELOPER WILL COORDINATE WITH AMEREN/UE FOR DESIGN OF NATURAL GAS TO THE SITE.
6. ALL PUBLIC SANITARY SEWER EXTENSIONS SHALL BE MINIMUM OF 8" DIAMETER. SEWERS NOT CONSTRUCTED ALONG FRONTS OF LOTS TO BE LOCATED WITHIN 16 FOOT WIDE EASEMENTS OR EASEMENTS EQUAL TO THE DEPTH OF THE SEWER IF SEWER IS GREATER THAN 16 FEET. NO SEWER TAPS WILL BE GREATER THAN 20 FEET.
7. LOT NUMBER SHOWN ARE FOR INVENTORY PURPOSES ONLY.
8. STREET R/W SHALL BE 50 FOOT WIDE, UNLESS OTHERWISE NOTED
9. THE CUL-DE-SACS ARE PROPOSED TO HAVE A MINIMUM PAVEMENT RADIUS OF 38 FEET.
10. NO DIRECT ACCESS SHALL BE ALLOWED DIRECTLY ONTO HOWARD ORCHARD ROAD FROM SINGLE FAMILY LOTS.
11. A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG ALL INTERNAL STREETS AND ALONG THE EAST SIDE OF HOWARD ORCHARD.
12. ALL LOTS SHALL HAVE A MINIMUM 25' FRONT BUILDING SETBACK UNLESS OTHERWISE NOTED.
13. A MINIMUM 10' UTILITY EASEMENT SHALL BE PROVIDED ADJACENT TO ALL PROPOSED STREETS SHOWN UNLESS LABELED OTHERWISE. UTILITY EASEMENT WIDTHS WILL BE SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE UTILITY SERVICE PROVIDERS.
14. COMMON AREA LOTS DESIGNATED WITH A "C" ARE NOT FOR RESIDENTIAL DEVELOPMENT AND WILL BE TRANSFERRED TO A HOME OWNERS ASSOCIATION FOR MAINTENANCE, NUMBER, SIZE, CONFIGURATION, AND LOCATION OF COMMON LOTS ARE SUBJECT TO FINAL DESIGN. COMMON LOTS MAY BE USED FOR LANDSCAPING, GREENSPACE, STORMWATER BMP'S, SIGNS AS ALLOWED BY ZONING REGULATIONS, AND OTHER NEIGHBORHOOD AMENITIES. NECESSARY EASEMENTS SHALL BE DEDICATED AT TIME OF FINAL PLATING.
15. DRAINAGE EASEMENTS SHALL HAVE A MINIMUM WIDTH OF 16' OR WIDER AS NEEDED AND SHALL BE PROVIDED TO CONTAIN THE RUNOFF IN CONCENTRATED FLOWS FROM A 100-YEAR RAINFALL EVENT.
16. STREET ALIGNMENTS MAY BE ALTERED WITH FINAL DESIGN AS NEEDED TO MAXIMIZE SIGHT DISTANCE, AND MINIMIZE GRADING DISTURBANCE AT ENGINEERS DISCRETION.
17. STREET GRADES, STORM SEWER PIPE AND STORM INLETS, AND SANITARY SEWER LOCATIONS SHOWN ARE CONCEPTUAL IN NATURE AND WILL BE REFINED WITH THE FINAL DESIGN.
18. THIS TRACT IS SUBJECT TO THE DEVELOPMENT AGREEMENT AS APPROVED BY ORDINANCE #18963 AND RECORDED IN BOOK 2926, PAGE 94.

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 47 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF TRACT 3 OF THE SURVEY RECORDED IN BOOK 2910, PAGE 22 OF THE BOONE COUNTY RECORDS.

STREAM BUFFER STATEMENT

THIS TRACT DOES NOT INCLUDE ANY STREAMS THAT ARE 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 SECTION OF THE CITY OF COLUMBIA CODE OF ORDINANCES

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FLOOD INSURANCE RATE MAP #290019C0270D DATED MARCH 17, 2011.

STORM WATER

STORM WATER MANAGEMENT SHOWN ON THIS PLAN IS CONCEPTUAL IN NATURE. FINAL DESIGN WILL BE COMPLETED AND SUBMITTED TO CITY STAFF FOR REVIEW FOLLOWING APPROVAL OF THE PRELIMINARY PLAT.

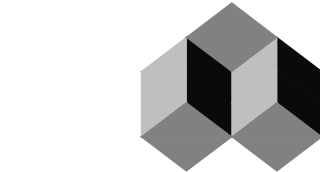
THE DESIGN OF THE PUBLIC STORM WATER SYSTEMS SHALL BE IN ACCORDANCE WITH THE CONCEPTUAL STORM WATER MANAGEMENT SHOWN ON THE PRELIMINARY PLAT APPROVED 4/26/2006. THE RUNOFF FROM THE ADDITIONAL 5 LOTS SHOWN ON THIS PLAT WILL BE TREATED BY A STORM WATER FEATURE TO BE LOCATED ON COMMON LOT C6. THE EXISTING LAKE LOCATED ON LOT C3 WILL BE USED TO PROVIDE STORM WATER DETENTION FOR THE ADDITIONAL 5 LOTS.

PHASING NOTE

THIS DEVELOPMENT SHALL BE CONSTRUCTED IN TWO PHASES THAT SHALL BE CONCURRENTLY SUBMITTED FOR REVIEW.

BENCHMARK DATA

NORTH RM OF EXISTING MANHOLE LOCATED WEST OF SPRICWOOD DRIVE APPROXIMATELY 225 FEET SOUTH OF THE NORTH TERMINUS OF PAVEMENT.
ELEV= 715.60



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

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

STEPHEN REICHLIN, CHAIRMAN