



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 4, 2016

Re: Paris Road Village – Plat No. 2 – Final plat (Case #16-42)

Executive Summary

Approval of this request would create three lots on 6.195 acres of land for commercial development to be known as “Paris Road Village – Plat No. 2”.

Discussion

The applicant is requesting a three-lot final plat of property zoned a mixture of C-2, M-1, and C-3. A proposed public street would extend approximately 300 feet into the subject site to provide a consolidated point of access to all three lots.

The proposed plat is consistent with the preliminary plat of Paris Road Village – Plat No. 2 (Case #16-36), which was approved by Council at its February 1, 2016 meeting. The final plat has been found to be in compliance with the zoning and subdivision regulations by both internal and external staff and is supported for approval.

Locator maps, copy of the final plat, approved preliminary plat, and Resolution 11-16 are attached for review.

Fiscal Impact

Short-Term Impact: No new capital spending is expected within the upcoming 2 years as a result of this proposal.

Long-Term Impact: Increased demands upon public infrastructure (electric, roads, water, and sewer) and public safety services that 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: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

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



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Legislative History

Date	Action
02/01/2016	Approved Preliminary Plat of Paris Road Village (R11-16)
06/11/1997	Approved Administrative Plat 2 of Lot 1, Paris Road Village

Suggested Council Action

Approve the final plat of Paris Road Village – Plat No. 2

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 83-16

AN ORDINANCE

approving the Final Plat of Paris Road Village – Plat No. 2, a Replat of Lot 5 of Administrative Plat 2 of Lot 1, Paris Road Village; 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 Paris Road Village – Plat No. 2, a Replat of Lot 5 of Administrative Plat 2 of Lot 1, Paris Road Village, as certified and signed by the surveyor on January 18, 2016, a subdivision located on the east side of Paris Road, approximately 400 feet south of Vandiver Drive, containing approximately 6.195 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 Paris Road Properties, Inc. in connection with the approval of the Final Plat of Paris Road Village – 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 _____, 20____ between the City of Columbia, MO ("City") and Paris Road Properties, Inc. ("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 PARIS ROAD VILLAGE - 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 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.

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

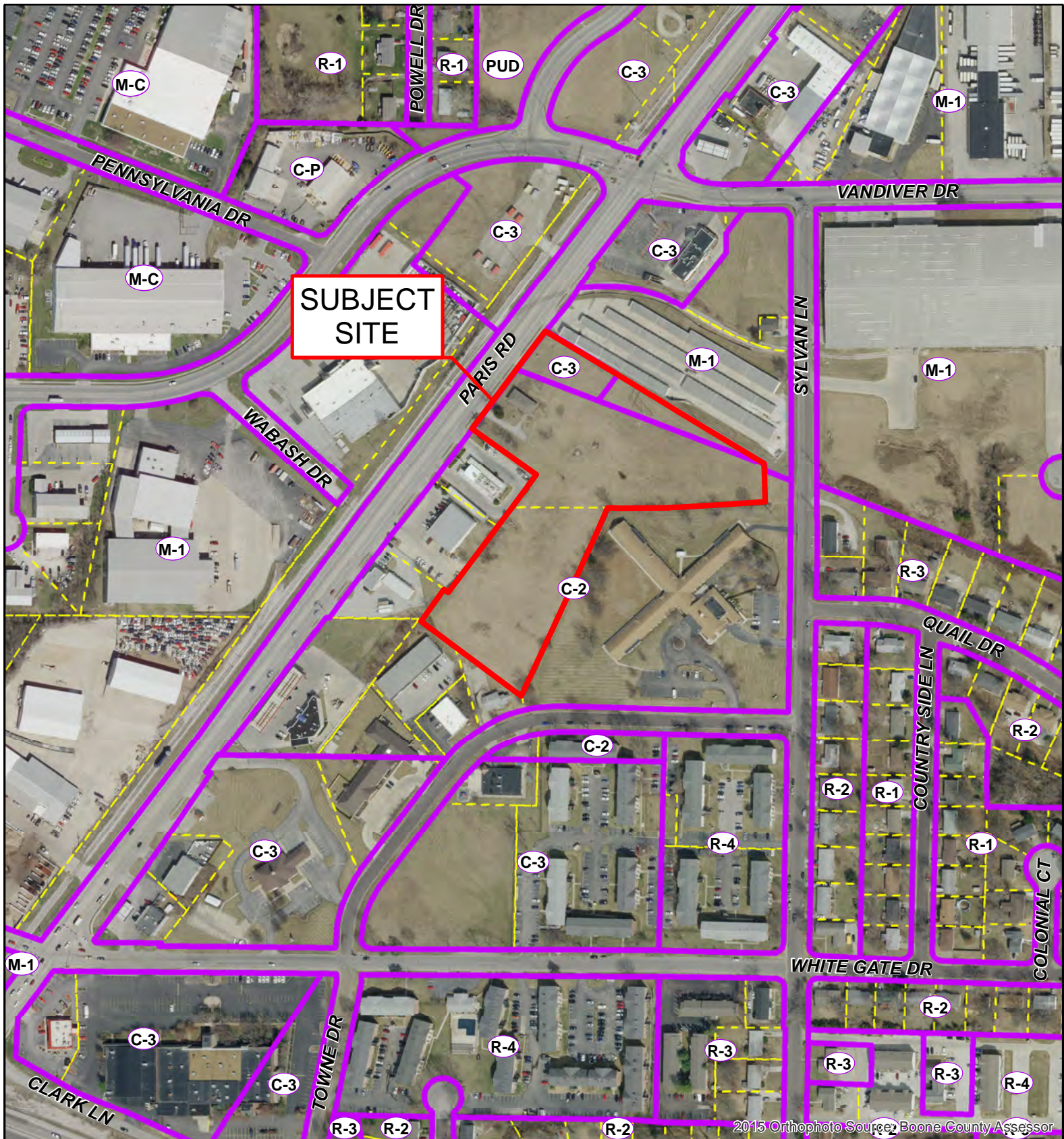
APPROVED AS TO FORM:

Nancy Thompson, City Counselor

Subdivider *PARIS ROAD PROPERTIES, INC.*

BY: _____
JOHN R. PAYNE
PRESIDENT AND SECRETARY

SUPPORTING
DOCUMENTS FOR
THIS AGENDA ITEM



16-42: Paris Road Village Plat No. 2

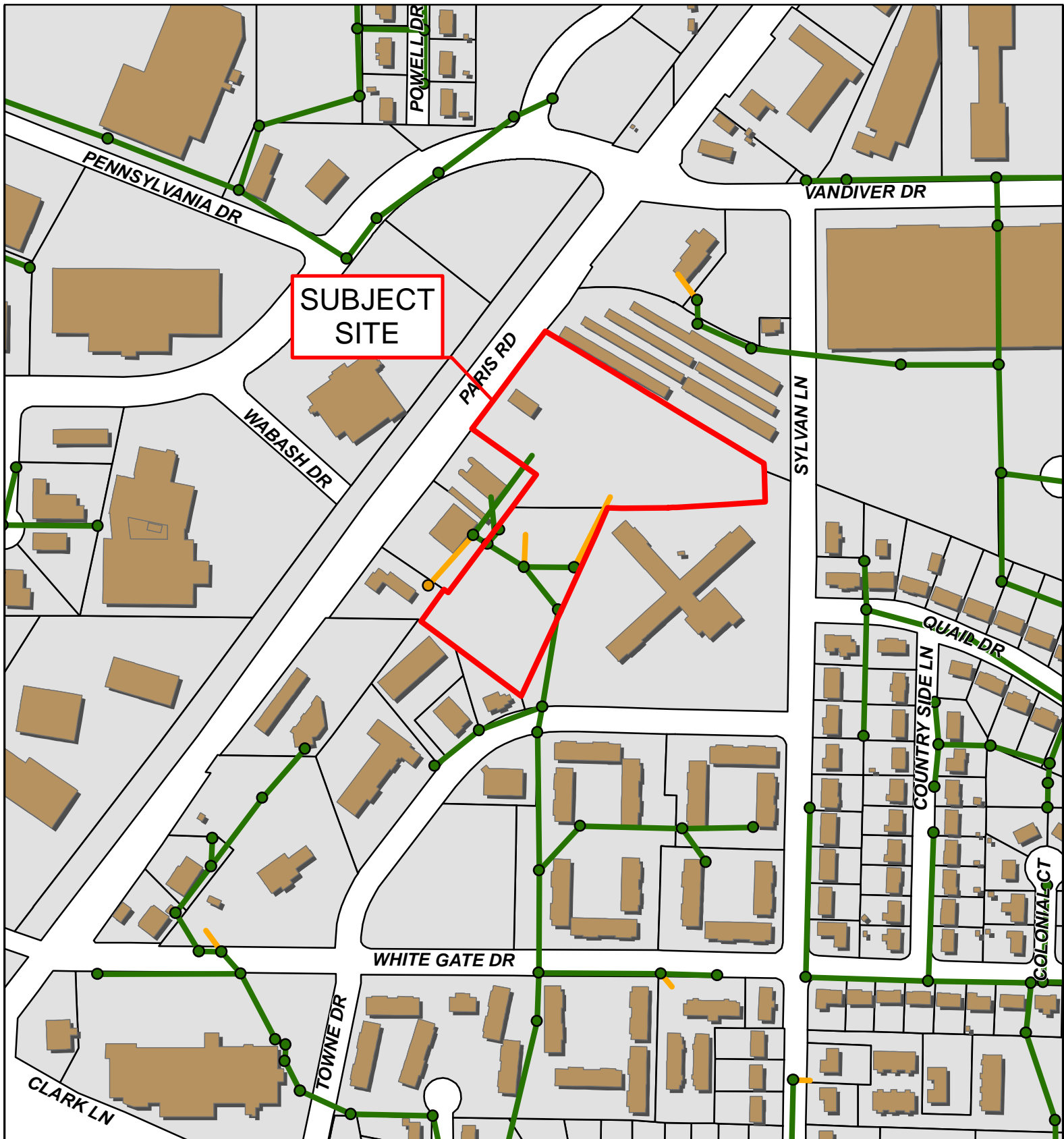
Final Major Plat



City of Columbia Zoning

Parcels



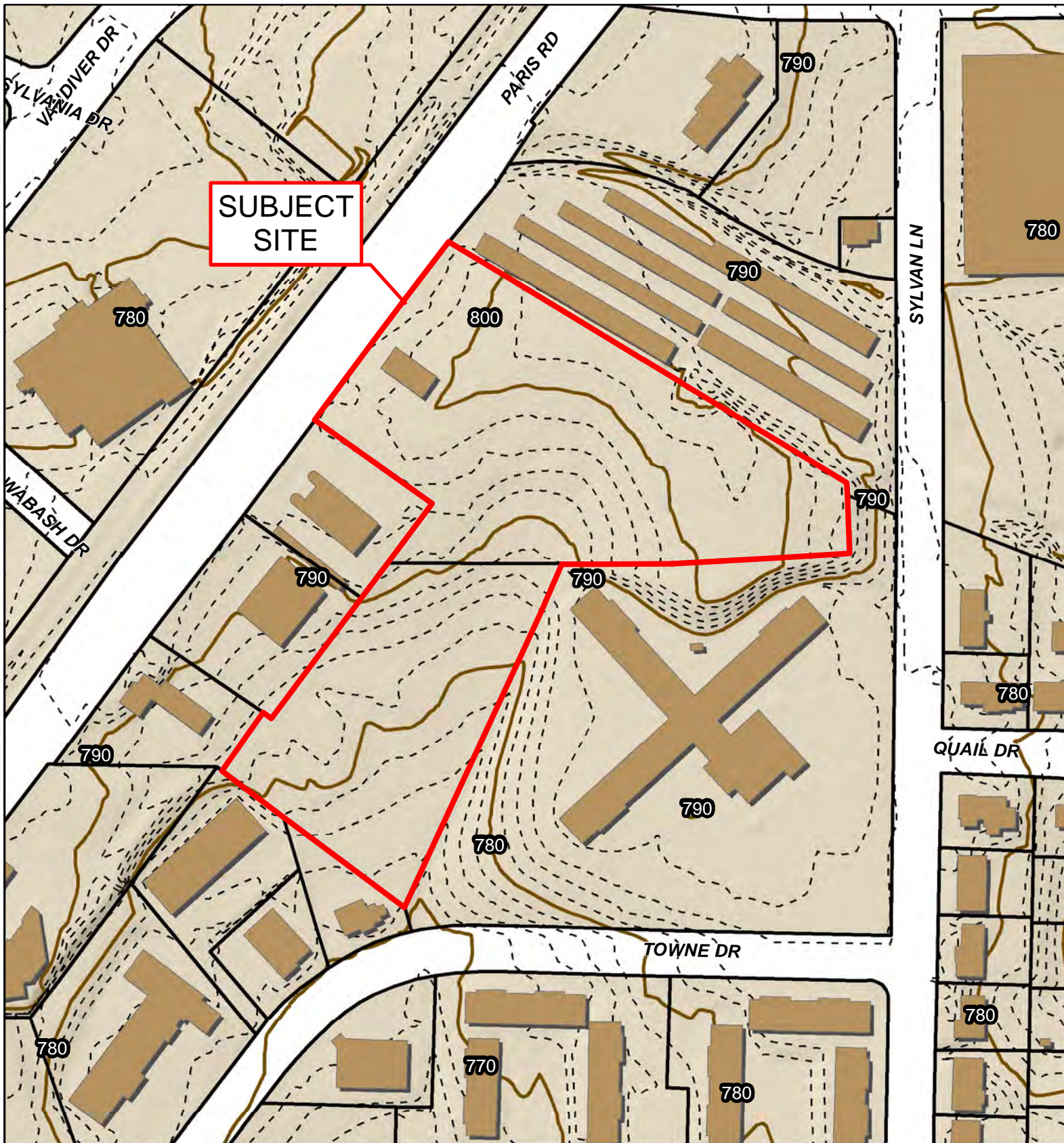


16-42: Paris Road Village Plat No. 2 Final Major Plat



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





16-42: Paris Road Village Plat No. 2 Final Major Plat



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



PARIS ROAD VILLAGE - PLAT NO. 2

A REPLAT OF
LOT 5 OF ADMINISTRATIVE PLAT 2 OF LOT 1, PARIS ROAD VILLAGE
COLUMBIA, MISSOURI
NOVEMBER 30, 2015

A tract of land located in the southwest quarter of the northwest quarter of Section 5, and in the east half of the east half Section 6, T48N, R12W, Boone County, Missouri, being Lot 5 of the Administrative Plat 2 of Lot 1, Paris Road Village as shown in Book 1320, Page 789, and being part of the tracts described by a Warranty Deed recorded in Book 657, Page 404, both of the Boone County records.

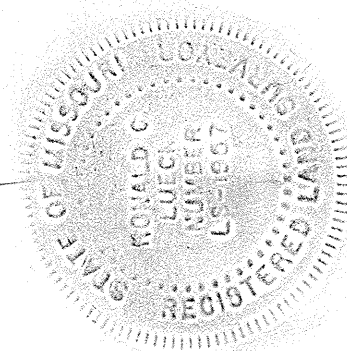
Said Lot 5 contains 6.195 acres (269,872 square feet).

I then divided this Lot 5 into: Lot 5A, containing 1.010 acre (43,991 square feet); Lot 5B, containing 2.295 acres (99,956 square feet); Lot 5C, containing 2.424 acres (105,598 square feet); and the street containing 0.467 acre.

The results of the survey of this urban property, made for Paris Road Properties, Inc. at the request of John. R. Payne, and executed in accordance with the current Missouri Minimum Standards for Property Boundary Surveys, are shown on this plat.

On this date, the FLOOD INSURANCE RATE MAP, community-panel number 29019C0285D, dated March 17, 2011, was reviewed. The review showed that Lot 5, as described above, is not contained within any flood hazard area.

LUECK SURVEYING
BY: *Ronald G. Lueck*
Ronald G. Lueck
Professional Land Surveyor
LS #1957

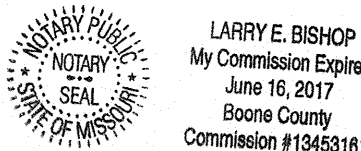


JANUARY 18, 2016

Subscribed and sworn to before me, a notary public in and for Boone County, Missouri, this
18 day of JANUARY, 2016.

My commission expires June 16, 2017.

Larry E. Bishop
Larry E. Bishop
Notary Public



LEGEND

- PM SET PERMANENT MONUMENT
- EXISTING REBAR or IRON ROD UNLESS OTHERWISE NOTED AS SET
- EXISTING IRON PIPE UNLESS OTHERWISE NOTED AS SET
- S SET
- X-X- FENCE LINE
- - - CENTERLINE

Notes:

- Bearings are based on lines of Paris Road Village, recorded in Plat Book 22, Page 6, and subsequent Administrative Plats recorded in Book 693, Page 969, and Book 1320, Page 789, all of the Boone County records.
- The north part of Lot 5A and Lot 5B is subject to an electric easement, 100 feet wide, "blanket"-type as described in Book 314, Page 348, and as shown.
- The middle part of Lot 5C is subject to a sewer easement, 16 feet wide, recorded in Book 700, Page 832, and as shown.
- The west part of Lot 5A is subject to a utility easement, 15 feet wide along the east right-of-way line of Paris Road, recorded in Book 1326, Page 977, and as shown.
- The northwest part of Lot 5C is subject to a utility easement, 8 feet wide along part of the southeast lines of Lots 3 and 4 of the Administrative Plat 2 of Lot 1, Paris Road Village, recorded in Book 1326, Page 973, and as shown.
- Right-of-way for Mercury Court is 30 feet north of centerline and 40 feet south of centerline. The extra 10 feet on the south, along the north line of Sonic's Lot 4, is dedicated as right-of-way in lieu of creating a separate 10 foot wide utility easement as a stem, 10 feet wide, attached to Lot 5C.

STREAM BUFFER STATEMENT

PER USGS TOPO QUAD "COLUMBIA, MO", REVISED IN 1981, THERE ARE NO STREAMS WITHIN THE SUBJECT PROPERTY OF PARIS ROAD VILLAGE - NO. 2 OR WITHIN 600 FEET OF THIS SUBJECT PROPERTY, AS DEFINED BY THE CITY OF COLUMBIA ORDINANCES, CHAPTER 12A, ARTICLE X, SECTION 12A-233.

KNOW ALL PERSONS BY THESE PRESENTS:

That, Paris Road Properties, Inc., owner of the above described tract, have caused the same to be surveyed and divided as shown on this plat. The street right-of-way and utility easements, located along Cole Court and as otherwise shown hereon, are hereby dedicated to the City of Columbia for public use forever.

John R. Payne
PARIS ROAD PROPERTIES, INC.
John R. Payne, President and Secretary

NO SEAL

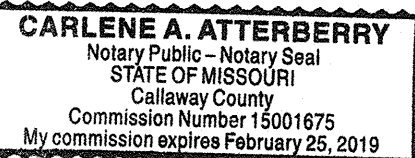
STATE OF MISSOURI }
COUNTY OF BOONE } SS

On this 19th day of January, 2016, before me appeared John R. Payne, President and Secretary, to me personally known who by me duly sworn did say that they are the officers as stated of Paris Road Properties, Inc., and that this instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and said John R. Payne acknowledged said instrument to be the free act and deed of said corporation.

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 commission expires 2-25-2019

Notary Public



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

Robert McDavid
ROBERT McDAVID, MAYOR

Sheela Amin
SHEELA AMIN, CITY CLERK

PRELIMINARY PLAT
PARIS ROAD VILLAGE - PLAT NO. 2
A REPLAT OF
LOT 5 OF ADMINISTRATIVE PLAT 2 OF LOT 1, PARIS ROAD VILLAGE
COLUMBIA, MISSOURI
NOVEMBER 16, 2015

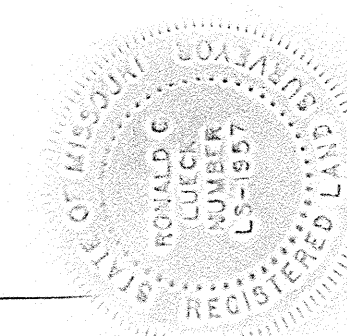
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Said Lot 5 contains 6.195 acres (269,872 square feet).

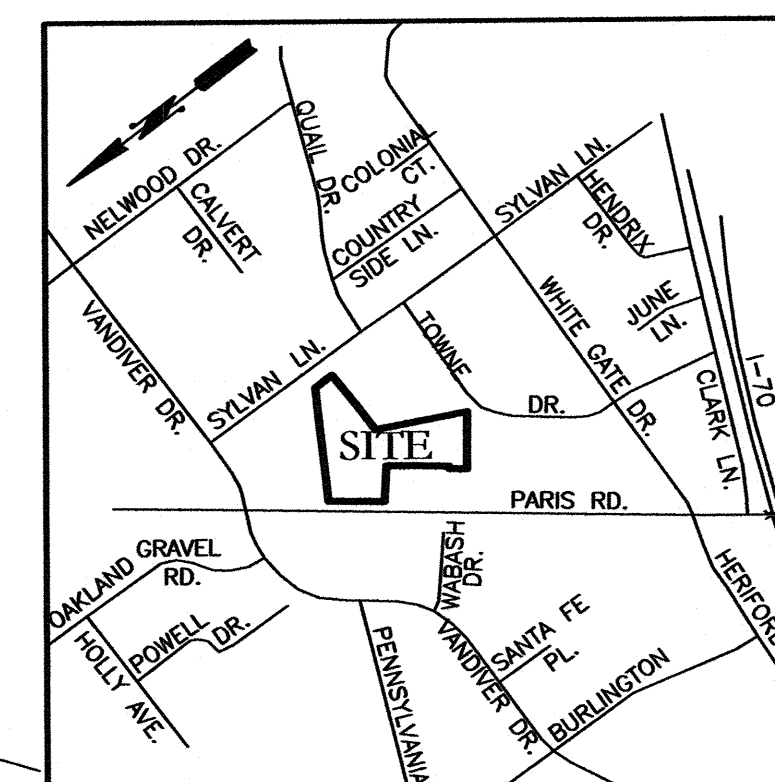
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LUECK SURVEYING
BY:

Ronald G. Lueck
Professional Land Surveyor
LS #1957



DECEMBER 28, 2015



LOCATION MAP
1" = 1000'

LEGEND

- EXISTING REBAR OR IRON ROD UNLESS OTHERWISE NOTED AS SET
- EXISTING IRON PIPE UNLESS OTHERWISE NOTED AS SET
- S SET
- ⊙ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊗ SEWER MANHOLE
- ⊙ UTILITY POLE
- X—X— FENCE LINE
- CENTERLINE
- OHE— OVERHEAD ELECTRIC LINE
- UG— UNDERGROUND ELECTRIC LINE
- W— WATER LINE
- S— SANITARY SEWER LINE
- G— GAS LINE

Notes:

- Bearings are based on lines of Paris Road Village, recorded in Plat Book 22, Page 6, and subsequent Administrative Plats recorded in Book 693, Page 969, and Book 1320, Page 789, all of the Boone County records.
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Utility Contacts:

- | | |
|-------------------|---|
| Electric | City of Columbia Electric Engineering.
701 E. Broadway, Columbia, MO
Contact: Jon Clark, Joni Troyer or any of several engineers 573-874-7325 |
| Telephone | Centurytel. 625 E. Cherry Street, Columbia, MO
Contact: Mike March or Dwayne Jones 573-886-3507 |
| Internet | Socket Internet services.
2703 Clark Lane, Columbia, MO
Contact: customer service 573-447-7127
Contact for field locates 573-817-0000 |
| Cable TV | Mediacom Online.
Contact: customer service 573-443-1535 |
| Gas | Ameren Missouri. 2001 McGuire Blvd., Columbia, MO
Contact: (north) Jake Martin 573-876-3063
(south) Bruce Darr 573-876-3030 |
| Water | City of Columbia Water Engineering.
701 E. Broadway, Columbia, MO
Contact: Donnie Nicholson or any of several engineers 573-874-7325 |
| Sanitary Sewer | City of Columbia Sewer Dept. Engineering
701 E. Broadway, Columbia, MO
Contact: Steve Hunt 573-874-7264 |
| Sewer Maintenance | 4900 Gillespie Bridge Road, Columbia, MO
Contact: David Sorrell, Manager, or Lester Adkisson 573-445-9427 |

BENCHMARKS

BM USGS BRASS DISK/STANDARD TABLET SET IN NORTH STREET CURB AT JUNCTION OF BUSINESS LOOP "70" EAST AND BUSINESS "63" SOUTH; AT WEST SIDE OF SOUTH ENTRANCE TO HATHMANN VILLAGE SHOPPING CENTER AND ON NORTH CURB OF RAMP TO STATE ROUTE "B"; STAMPED "TT 19C 1930 RESET 1964." ELEVATION: 763.941

TBM NORTH RIM OF MANHOLE #2E103 LOCATED IN THE MIDDLE OF LOT 5C SHOWN HEREON ELEVATION: 781.66

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN PER FEMA FIRM NO. 29019C0285D dated March 17, 2011.

STREAM BUFFER STATEMENT

PER USGS TOPO QUAD "COLUMBIA, MO", REVISED IN 1981, THERE ARE NO STREAMS WITHIN THE SUBJECT PROPERTY OF PARIS ROAD VILLAGE - NO. 2 OR WITHIN 600 FEET OF THIS SUBJECT PROPERTY, AS DEFINED BY THE CITY OF COLUMBIA ORDINANCES, CHAPTER 12A, ARTICLE X, SECTION 12A-233.

OWNER

Paris Road Properties, Inc.
John Payne, President & Secretary
10951 I-70 Drive NE
Columbia, MO 65202

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY
OF COLUMBIA, MISSOURI, THIS 7th DAY OF January, 2016.

STEPHEN REICHLIN, CHAIRMAN
PLANNING AND ZONING COMMISSION

LUECK SURVEYING
914 N. COLLEGE AVE., STE. 2
COLUMBIA, MISSOURI 65201
rlueck@socket.net
PHONE: (573) 443-6219

Introduced by McDavid Council Bill No. R 11-16

A RESOLUTION

approving the Preliminary Plat of Paris Road Village – Plat No. 2, a Replat of Lot 5 of Administrative Plat 2 of Lot 1, Paris Road Village.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

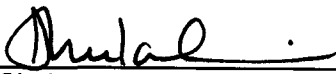
SECTION 1. The City Council hereby approves the Preliminary Plat of Paris Road Village – Plat No. 2, a Replat of Lot 5 of Administrative Plat 2 of Lot 1, Paris Road Village, as certified and signed by the surveyor on December 28, 2015, a subdivision located on the east side of Paris Road, approximately 400 feet south of Vandiver Drive, containing approximately 6.195 acres, and hereby confers upon the subdivider the following rights for a period of seven years from the date of this approval:

- A. The terms and conditions under which the Preliminary Plat was given will not be changed.
- B. The subdivider may submit on or before the expiration date the whole or any part of the subdivision for final approval.
- C. The time for filing the final plat may be extended by the Council for a specified period on such terms and conditions as the Council may approve.

SECTION 2. Prior to approval of the Final Plat of this Subdivision, the subdivider shall have completed the improvements required by the Subdivision Regulations, or in lieu of completion of the work and installations referred to, present security to the City Council with surety and conditions satisfactory and acceptable to the City Council, providing for and securing the actual construction and installation of the improvements and utilities; or put the City Council in an assured position to do the work, obligating the developer to install the improvements indicated on the plat, provided that no occupancy permit will be issued to any person for occupancy of any structure on any street that is not completed in front of the property involved, or the utilities have not been installed to the satisfaction of the City.

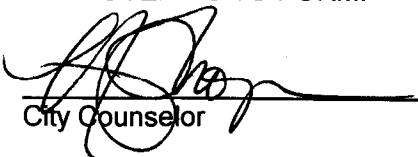
ADOPTED this 1st day of February, 2016.

ATTEST:


City Clerk


Mayor and Presiding Officer

APPROVED AS TO FORM:


City Counselor