



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 18, 2016

Re: The Gates, Plat No. 1-A – Final Plat (Case #16-30)

Executive Summary

Approval of this request will result in the creation a one-lot subdivision resulting from the combination of two existing lots and small portion of previously unplatted property.

Discussion

Crockett Engineering Consultants (agent) is requesting, on behalf of Mark Pulliam (owner), approval of a one-lot final minor plat within The Gates Subdivision south of Route K. The proposed plat will combine two previously platted lots and a portion of common lot that has not been previously platted.

The Planning and Zoning Commission considered this request at its meeting on March 24, 2016. Staff presented its report to the Commission, and the applicant was present to answer questions. After limited discussion on the final plat, the Planning and Zoning Commission voted (8-0) to recommend approval.

A copy of the staff report, locator maps, final plat, and meeting excerpts are attached.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as roads and sewers, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and property tax collections.

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



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[Comprehensive Plan Impacts:](#)

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

Legislative History

| Date | Action |
|----------|--|
| 6/2/2014 | Ordinance #22079: Approved final plat of The Gates, Plat No. 1 - Rearrangement |

Suggested Council Action

Approve the final plat for "The Gates, Plat No. 1-A" as recommended by the Planning and Zoning Commission.

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 94-16

AN ORDINANCE

approving the Final Plat of The Gates, Plat No. 1-A, a Replat of Lots 127 & 128, The Gates Plat No. 1, 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 The Gates, Plat No. 1-A, a Replat of Lots 127 & 128, The Gates Plat No. 1, as certified and signed by the surveyor on March 17, 2016, a minor subdivision located on the southeast corner of Rivington Drive and Brackenhill Court, approximately 500 feet west of Abbotsbury Lane, containing approximately 0.66 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

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
March 24, 2016**

SUMMARY

A request by Crockett Engineering Consultants (agent) on behalf of Mark Pulliam (owner) for approval of a one-lot final minor plat on R-1 (One-family Dwelling District) zoned land, to be known as "The Gates, Plat No. 1-A". The 0.66-acre subject site is located at the southeast corner of Rivington Drive and Brackenhill Court, approximately 500 feet west of Abbotsbury Lane. (**Case #16-30**)

DISCUSSION

The applicant is requesting to replat property located within The Gates subdivision. The request would consolidate two existing platted lots, as well as additional property owned by Mr. Pulliam that has not been previously platted and shown as a part of a common lot on the approved preliminary plat for The Gates subdivision.

While typically this type of request would be handled administratively, the inclusion of the previously unplatted property has resulted in this item being presented for Commission and Council approval. Final plats found to be inconsistent with an approved preliminary plat, per Section 25-30, normally require the revision and resubmission of a preliminary plat prior to approval of a final plat to ensure plat consistency. In this instance, the required revision of the underlying preliminary plat will be made upon the submission of the next phase of development with The Gates subdivision due to the small size of the additional unplatted property being requested to be added to the existing platted lots.

While this alternative solution is not consistent with the requirements of Section 25-30 it recognizes that the applicant was transferred ownership of the additional unplatted property unaware of the requirements of this section and has no ability to revise and resubmit the preliminary plat for which he has obtained the small unplatted portion. If the requested plat is approved, the developer of The Gates will be obligated to revise the preliminary plat as a condition of receiving approval for the next final plat for the development. This obligation is considered the most appropriate solution to the current situation and will ensure that consistency between the preliminary plat and subsequently submitted final plats is maintained which ensures consistency with both Sections 25-27 (Final Plats) and 25-30 (Resubdivision) of the Subdivision Regulations.

Staff has reviewed the plat and found it is in technical compliance with the City's subdivision regulations.

RECOMMENDATION

Approval of the final plat for "The Gates, Plat No. 1-A".

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Final plat

SITE CHARACTERISTICS

| | |
|-------------------------------|--------------------|
| Area (acres) | 0.66 |
| Topography | Slight slope north |
| Vegetation/Landscaping | None |
| Watershed/Drainage | Little Bonne Femme |
| Existing structures | Undeveloped |

HISTORY

| | |
|--|---|
| Annexation date | 2005 |
| Zoning District | R-1 |
| Land Use Plan designation | Neighborhood District |
| Previous Subdivision/Legal Lot Status | Lots 127 and 128 Gates Plat 1 Rearrangement and unplatted common lot. Replat required |

UTILITIES & SERVICES

| | |
|------------------------|--------------------------------|
| Sanitary Sewer | City of Columbia |
| Water | Consolidated Water District #1 |
| Fire Protection | City of Columbia |
| Electric | Boone Electric |

ACCESS

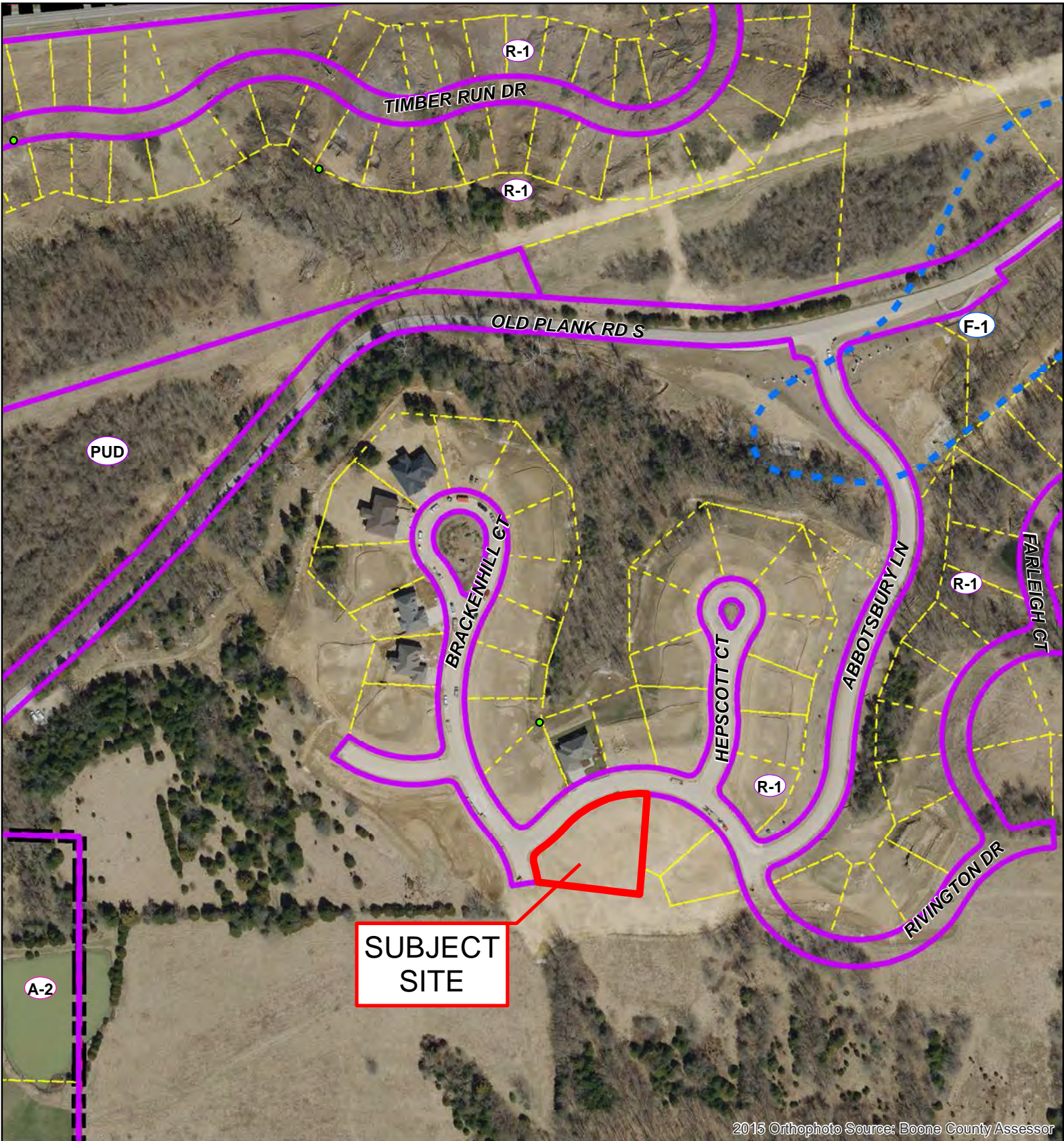
| Rivington Drive | |
|---------------------------|------------------------|
| Location | North side of property |
| Major Roadway Plan | NA |
| CIP projects | None. |
| Sidewalk | Sidewalks required |

PARKS & RECREATION

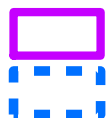
| | |
|--------------------------------|--|
| Neighborhood Parks | Closest existing City park is Cascades to the northeast of the site. |
| Trails Plan | No trails adjacent to site. |
| Bicycle/Pedestrian Plan | None adjacent to site. |

Report prepared by Clint Smith

Approved by Patrick Zenner



Case #16-30: Gates Plat 1-A Final Minor Plat



City of Columbia Zoning

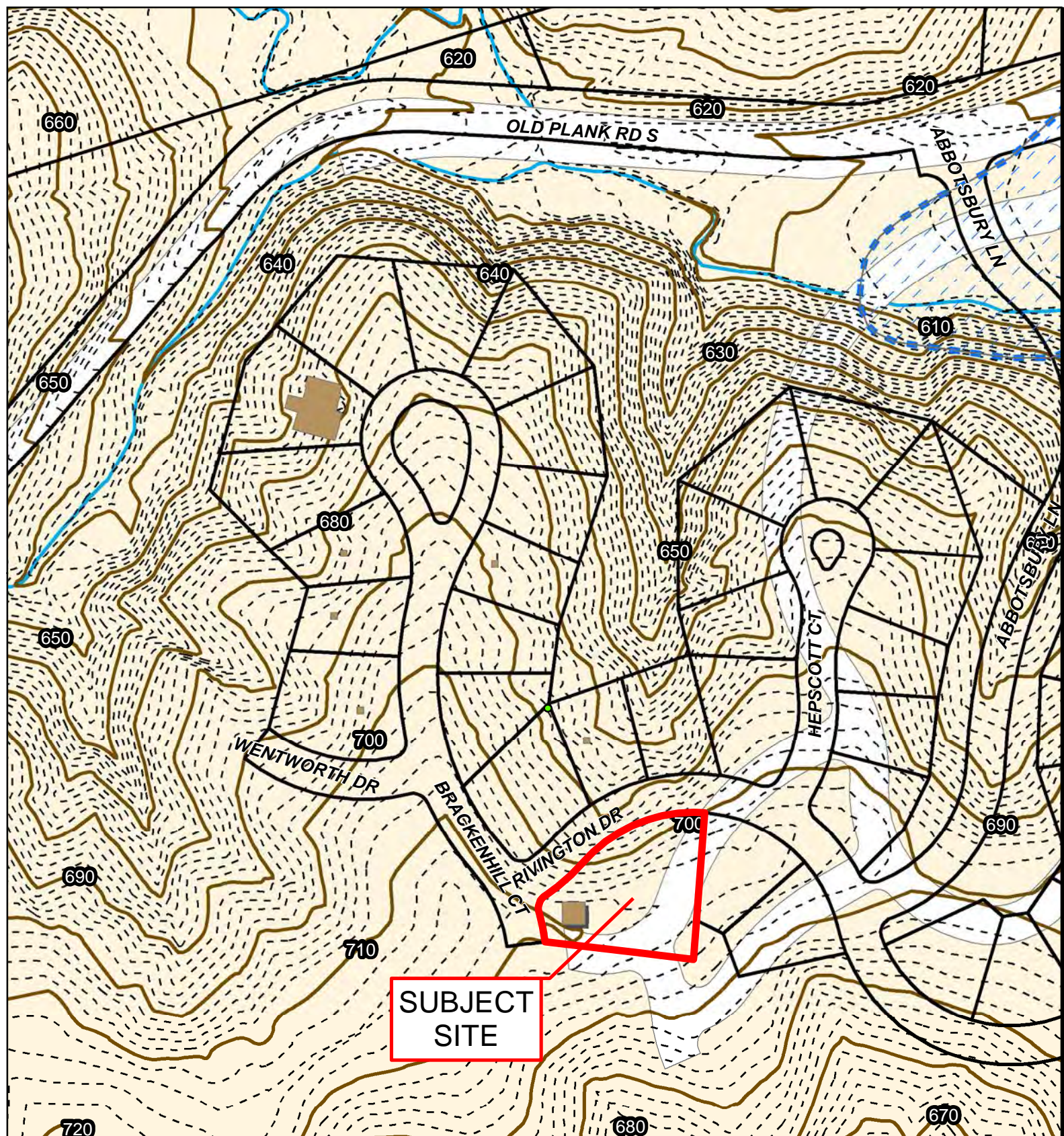
100-Year Flood Plain



Boone County Zoning

Parcels

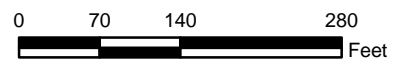


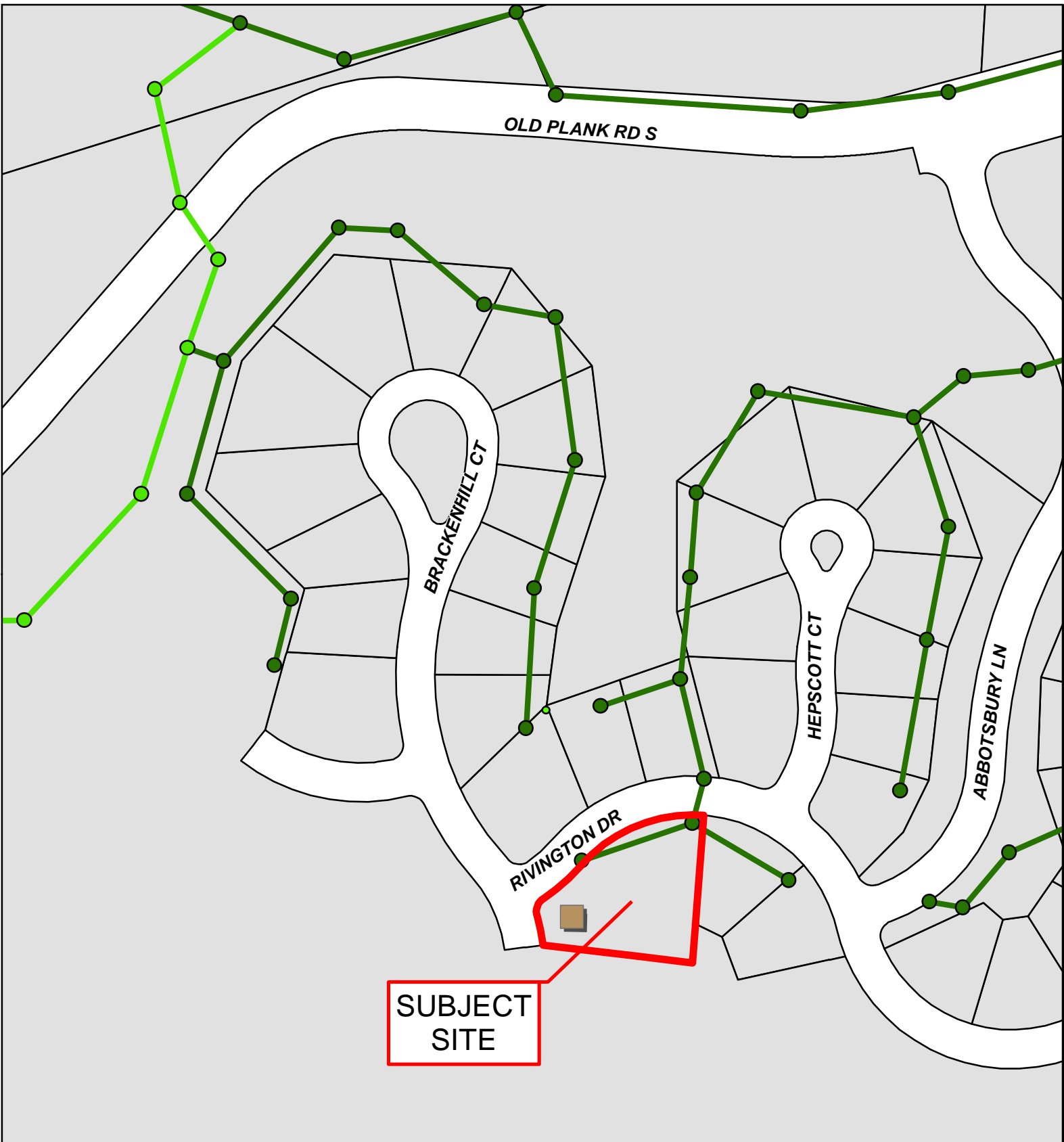


Case #16-30: Gates Plat 1-A Final Minor Plat



- 10 Foot Contour Lines
- - - 2 Foot Contour Lines
- ▭ Parcels
- Building Footprint
- 100-Year Flood Plain





Case #16-30: Gates Plat 1-A Final Minor Plat



● BCRSD

● City Sanitary Structure

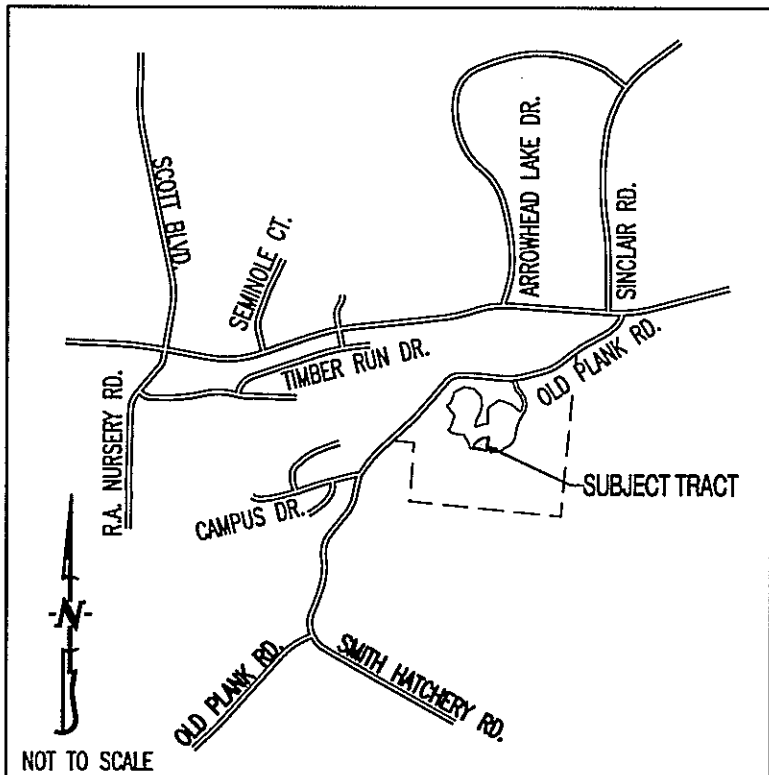
— BCRSD

— City Sanitary Line

■ Building Footprint

■ Parcels

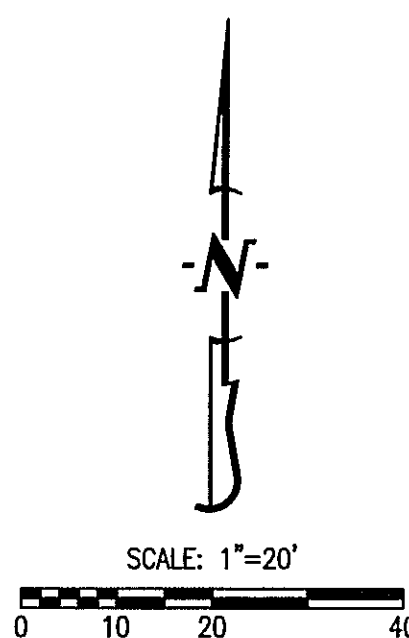




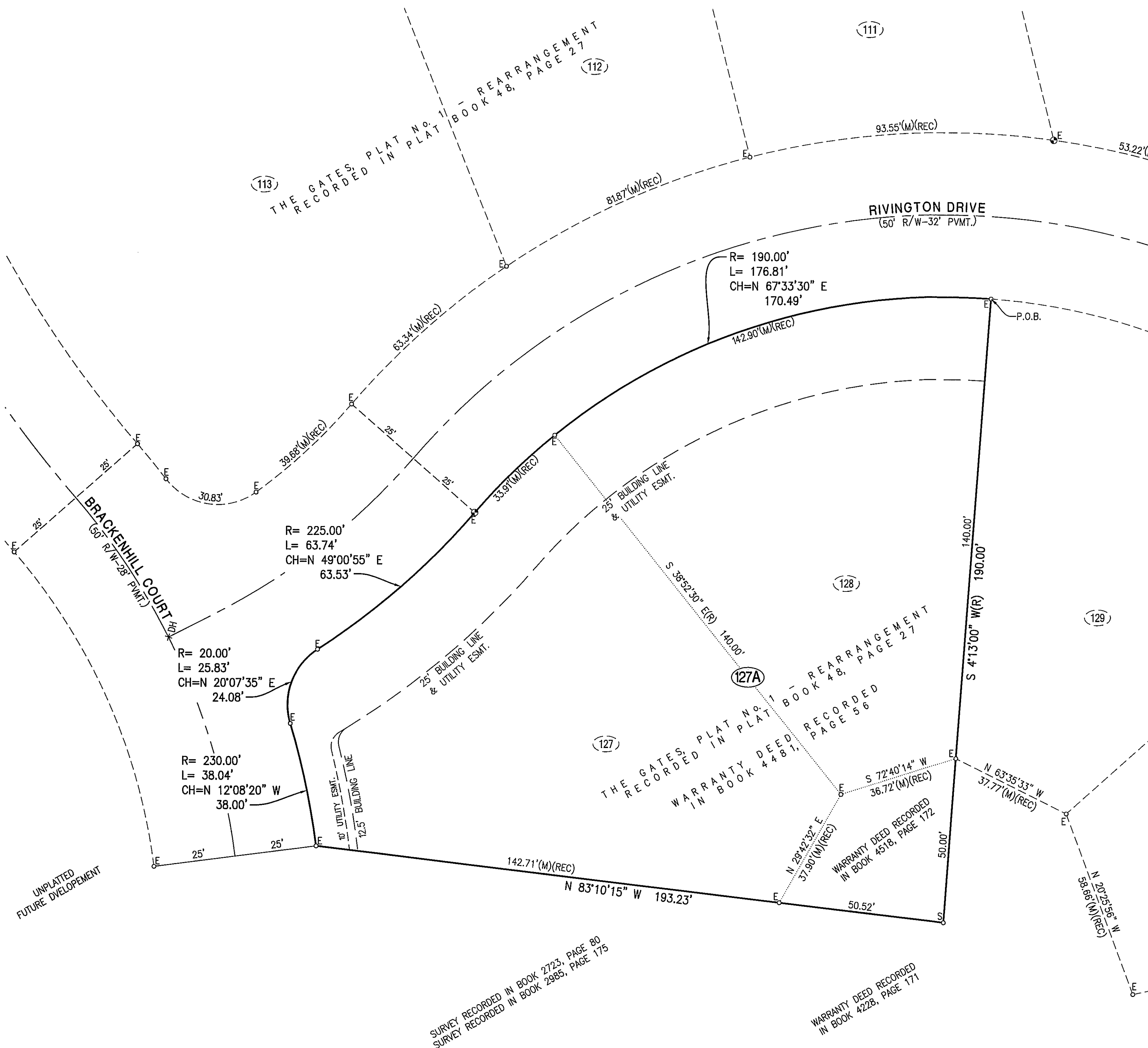
LOCATION MAP
NOT TO SCALE

LEGEND:

- E EXISTING
S SET
○ SET 1/2" IRON PIPE
(UNLESS NOTED OTHERWISE)
● PERMANENT MONUMENT
(M) MEASURED DISTANCE
(REC) RECORDED DISTANCE
(R) RADIAL LINE
DH× DRILL HOLE
W/ CHISELED X
P.O.B. POINT OF BEGINNING



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



KNOW ALL MEN BY THESE PRESENTS:

THAT MARK S. AND AUDRA L. PULLIAM, HUSBAND AND WIFE, ARE THE SOLE OWNERS OF THE HEREON DESCRIBED TRACT AND THAT THEY HAVE 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 IS HEREBY 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 "THE GATES, PLAT NO. 1-A"

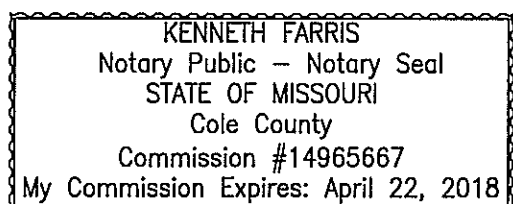
IN WITNESS WHEREOF, WE HAVE CAUSED THESE PRESENTS TO BE SIGNED.

MARK S. PULLIAM AUDRA L. PULLIAM

STATE OF MISSOURI }
COUNTY OF BOONE } SS

ON THIS _____ DAY OF _____, 2016 BEFORE ME PERSONALLY APPEARED _____, AND _____, HUSBAND AND WIFE, TO ME KNOWN, WHO BY ME DULY SWORN, DID ACKNOWLEDGE THIS INSTRUMENT TO BE THEIR FREE ACT AND DEED.

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



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

STEPHEN REICHLIN, CHAIRPERSON

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

ROBERT McDAVID, MAYOR

SHEELA AMIN, CITY CLERK

FINAL PLAT
THE GATES, PLAT No.1 - A

A MINOR SUBDIVISION AND REPLAT OF LOTS 127 & 128, THE GATES, PLAT No. 1-REARRANGEMENT & AN UNPLATTED AREA, LOCATED IN THE SOUTHEAST QUARTER SECTION 9, TOWNSHIP 47 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI
JANUARY 11, 2016

CERTIFICATION:

I HEREBY CERTIFY THAT IN OCTOBER OF 2015, I COMPLETED A SURVEY AND SUBDIVISION FOR MARK & AUDRA PULLIAM, OF A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 47 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND SHOWN IN THE GATES, PLAT NO. 1 - REARRANGEMENT, RECORDED IN PLAT BOOK 48, PAGE 27 AND BEING PART OF THE SURVEY RECORDED IN BOOK 2985, PAGE 175 AND DESCRIBED BY THE WARRANTY DEEDS RECORDED IN BOOK 4481, PAGE 56 AND BOOK 4518, PAGE 172 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 128 OF SAID, THE GATES, PLAT NO. 1-REARRANGEMENT, SAID CORNER ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF RIVINGTON DRIVE; THENCE WITH THE EAST LINE OF SAID LOT 128 AND SAID EAST LINE EXTENDED S 41°3'00"W, 190.00 FEET; THENCE LEAVING SAID EAST LINE OF LOT 128 EXTENDED AND WITH THE EXTENDED SOUTH LINE OF LOT 127, N 83°10'15"W, 193.23 FEET TO THE EAST RIGHT-OF-WAY LINE OF BRACKENHILL COURT; THENCE LEAVING SAID SOUTH LINE OF LOT 127 EXTENDED AND WITH SAID EAST RIGHT-OF-WAY LINE, 38.04 FEET ALONG A 230.00-FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 12°08'20"W, 38.00 FEET; THENCE 25.83 FEET ALONG A 20.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 20°07'35"E, 24.08 FEET TO THE SAID SOUTH RIGHT-OF-WAY LINE OF RIVINGTON DRIVE; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE AND WITH SAID SOUTH RIGHT-OF-WAY LINE, 63.74 FEET ALONG A 225.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 49°00'55"E, 63.53 FEET; THENCE 176.81 FEET ALONG A 190.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 67°33'30"E, 170.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.66 ACRES.

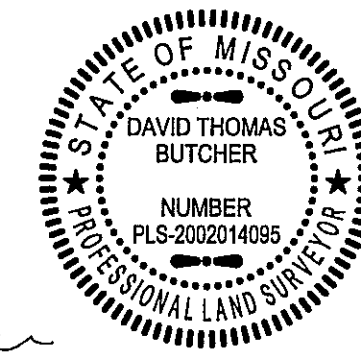
I FURTHER CERTIFY THAT I SURVEYED THE ABOVE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY:

CROCKETT ENGINEERING CONSULTANTS, LLC
2808 NORTH STADIUM BLVD.
COLUMBIA, MO 65202

CORPORATE NUMBER: 2000151304

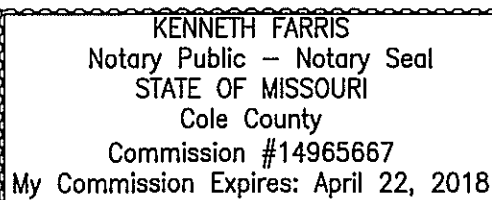
DAVID T. BUTCHER, PLS-2002014095
DATE 3/17/2016



STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS _____ DAY OF _____, 2016.

KENNETH FARRIS NOTARY PUBLIC
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. 29019C033SD, 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).
- A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY
- THIS TRACT IS NOT REGULATED BY THE STREAM BUFFER REQUIREMENTS. (PRELIMINARY PLATTED SEPTEMBER 6, 2005)

EXCERPTS

PLANNING AND ZONING COMMISSION MEETING

MARCH 24, 2016

V) SUBDIVISIONS

Case Number 16-30

A request by Crockett Engineering Consultants (agent) on behalf of Mark Pulliam (owner) for approval of a one-lot final minor plat to be known as "The Gates, Plat No. 1-A." The 0.66-acre site is located at the southeast corner of Rivington Drive and Brackenhill Court, approximately 500 feet west of Abbotsbury Lane.

Staff report was given by Mr. Clint Smith of the Planning and Development Department. Staff recommends approval of the final plat for "The Gates, Plat No. 1-A."

MR. REICHLIN: Any questions of staff? Seeing no one. We usually don't take comments of -- well, we usually do take comments of the public with regard to this matter provided that they're brief.

MS. LAMAR: My name is Phoebe Lamar; I have offices at 111 South Ninth Street and I am happy to answer any questions you have.

MR. REICHLIN: Do you have any questions of this speaker. Seeing none.

MS. LAMAR: Thank you very much.

MR. REICHLIN: Assuming that there is nobody else who cares to comment. Seeing no one. I'll entertain a motion --

MR. PULLIAM: Hold on.

MR. REICHLIN: Oh. Oh. Here we got. Excuse me, sir.

MR. PULLIAM: Hello. I'm Mark Pulliam; I live at 3809 Trefoil Drive, and soon to be at that place in The Gates. But if you have any questions for me, please --

MR. REICHLIN: Any questions of this speaker? It doesn't appear so. Thank you, sir. Any comments of Commissioners other than framing a motion?

MS. RUSHING: I'll try it this time.

MR. REICHLIN: Go right ahead, Ms. Rushing?

MS. RUSHING: See if I can mess up something simple.

MR. REICHLIN: Oh, we all get our chance.

MS. RUSHING: I move to approve the request by Crockett Engineering Consultants on behalf of Mark Pulliam for approval of a one-lot final minor plat to be known as "The Gates, Plat No. 1-A."

MR. TOOHEY: Second.

MR. REICHLIN: Mr. Toohey seconds. Barring any comment, we'll take a roll call.

MS. LOE: Case 16-30.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Toohey, Ms. Burns, Ms. Loe, Mr. Harder, Mr. Reichlin, Mr. Strodman, Ms. Rushing, Ms. Russell. Motion

carries 8-0.

MS. LOE: Majority vote approval. Recommendation for approval will be forwarded to City Council.