

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 306-13

AN ORDINANCE

approving the Final Plat of Sutter Industrial, Plat 3, a Replat of Lot 1A of Sutter Industrial, Plat 2, a major 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 Sutter Industrial, Plat 3, a Replat of Lot 1A of Sutter Industrial, Plat 2, dated September 3, 2013, a major subdivision located on the northeast corner of Paris Road and Waco Road, containing approximately 103.42 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 _____, 2013.

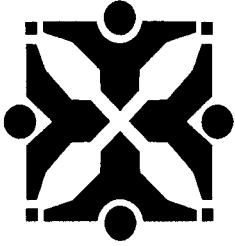
ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor



Source: Community Development - Planning ^π

Agenda Item No:

To: City Council

From: City Manager and Staff *MJ*

Council Meeting Date: Oct 21, 2013

Re: Sutter Industrial, Plat 3 - replat (Case 13-178)

EXECUTIVE SUMMARY:

A request by Robinsons Farms, LLC (owner) for a 3-lot resubdivision of M-1 (General Industrial District) zoned land, to be known as "Sutter Industrial, Plat 3". The 103.42-acre subject site is located on the northeast corner of Paris and Waco Roads. (Case 13-178)

DISCUSSION:

The applicant is requesting approval of a 103.42-acre replat to create three M-1 (General Industrial District) zoned lots for industrial development. The proposed replat meets the requirements of both preliminary and final plat. The request includes the extension of a new street from Waco Road to provide internal access to the site so that it may be further subdivided in the future to accommodate a wide variety of potential industrial uses.

The plat has been reviewed by City departments and external agencies, and meets all applicable requirements of the City's Zoning and Subdivision Regulations. Locator maps and a reduced copy of the plat are attached.

FISCAL IMPACT:

None

VISION IMPACT:

<http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php>

None

SUGGESTED COUNCIL ACTIONS:

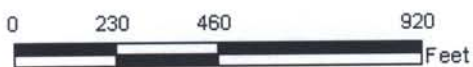
Approval of the proposed final major plat

FISCAL and VISION NOTES:					
City Fiscal Impact Enter all that apply		Program Impact		Mandates	
City's current net FY cost	\$0.00	New Program/ Agency?	No	Federal or State mandated?	No
Amount of funds already appropriated	\$0.00	Duplicates/Expands an existing program?	No	Vision Implementation impact	
Amount of budget amendment needed	\$0.00	Fiscal Impact on any local political subdivision?	No	Enter all that apply: Refer to Web site	
Estimated 2 year net costs:		Resources Required		Vision Impact?	No
One Time	\$0.00	Requires add'l FTE Personnel?	No	Primary Vision, Strategy and/or Goal Item #	NA
Operating/ Ongoing	\$0.00	Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	NA
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	NA

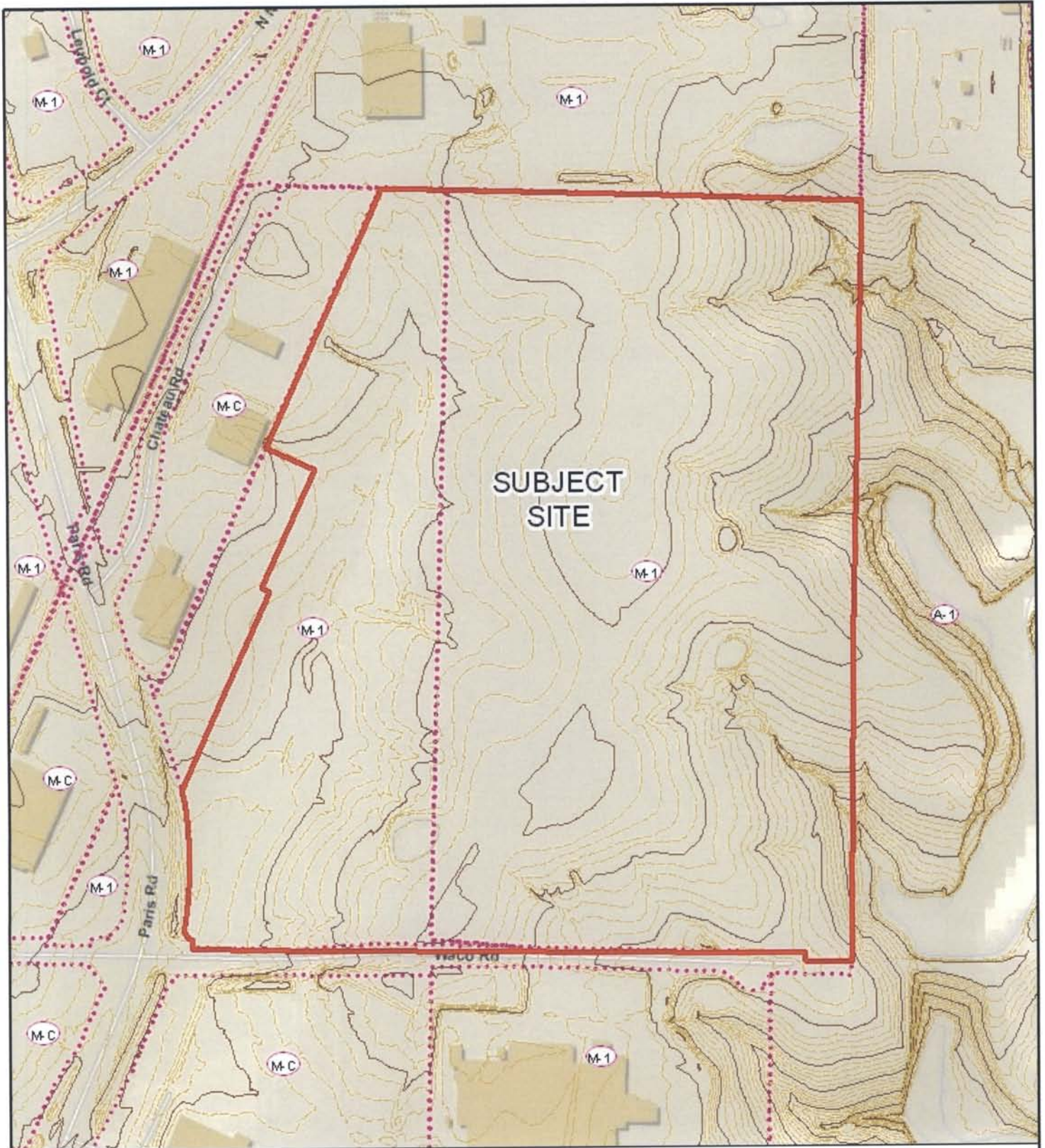


13-178: Sutter Industrial Plat 3 Final Major Plat

Parcel Data
Source: Boone County Assessor



Produced By the City of Columbia - Community Development Department

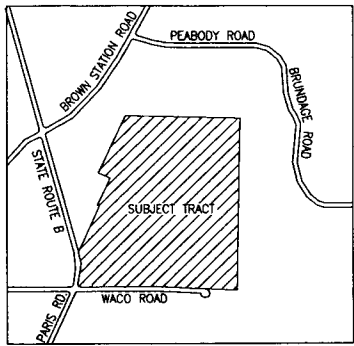


13-178: Sutter Industrial Plat 3 Final Major Plat

Parcel Data
Source: Boone County Assessor



Produced By the City of Columbia - Community Development Department



LOCATION MAP
 NOT TO SCALE

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE FLOOD MAP PANEL NUMBER 29019C01700, DATED MARCH 17, 2011.

NOTES

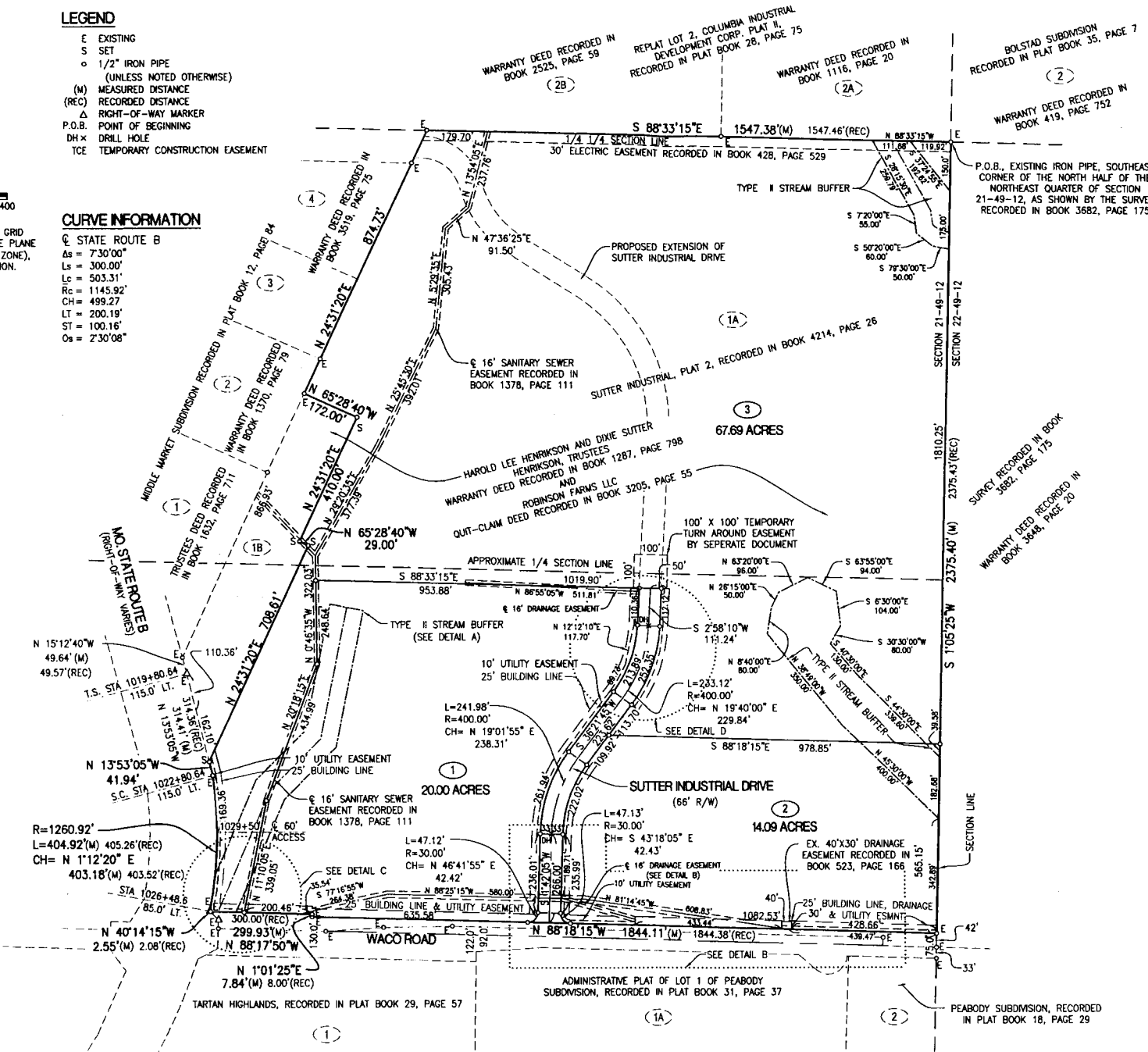
1. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.04(2)(A).
2. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
3. THIS TRACT IS SUBJECT TO THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES. THE STREAM BUFFER IS AS SHOWN ON THE ATTACHED GRAPHICS. (BROWNS QUADRANGLE)
4. DIRECT ACCESS TO STATE ROUTE B IS PROHIBITED EXCEPT AS SHOWN. A 60' ACCESS CENTERED ON STATION 1029+50 IS ALLOWED.
5. THIS PLAT SATISFIES THE REQUIREMENTS OF BOTH A PRELIMINARY AND FINAL PLAT.

LEGEND

- E EXISTING
- S SET
- 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- △ RIGHT-OF-WAY MARKER
- P.O.B. POINT OF BEGINNING
- DH × DRILL HOLE
- TCE TEMPORARY CONSTRUCTION EASEMENT

CURVE INFORMATION

- ① STATE ROUTE B
- As = 730.00'
- Ls = 300.00'
- Lc = 503.31'
- Re = 1145.92'
- CH = 499.27'
- LT = 200.19'
- ST = 100.16'
- Os = 230.08'



**FINAL PLAT
 SUTTER INDUSTRIAL, PLAT 3**

A SUBDIVISION REPLAT OF LOT 1A OF SUTTER INDUSTRIAL, PLAT 2, LOCATED IN THE EAST HALF OF SECTION 21, TOWNSHIP 49 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI
 SEPTEMBER 3, 2013

CERTIFICATION

I HEREBY CERTIFY THAT IN JULY OF 2013, I COMPLETED A SURVEY AND SUBDIVISION FOR THE CITY OF COLUMBIA, OF A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 21, TOWNSHIP 49 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF LOT 1A OF SUTTER INDUSTRIAL, PLAT 2, RECORDED IN BOOK 4214, PAGE 28 AND BEING PART OF THE TRACT DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 3205, PAGE 55 AND THE WARRANTY DEED RECORDED IN BOOK 1287, PAGE 798 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 21, ALSO BEING THE NORTHEAST CORNER OF SAID SAID LOT 1A OF SAID SUTTER INDUSTRIAL PLAT 2 AND WITH LINES THEREOF, S 1°05'25"W, 2375.40 FEET; THENCE N 88°18'15"W, 1844.11 FEET; THENCE N 1°01'25"E, 7.84 FEET; THENCE N 88°17'50"W, 299.93 FEET; THENCE N 40°14'15"W, 2.55 FEET; THENCE 404.92 FEET ALONG A 1260.92-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 1°12'20"E, 403.18 FEET; THENCE N 1°35'05"W, 41.94 FEET THE EAST LINE OF LOT 18 OF SAID SUTTER INDUSTRIAL PLAT 2; THENCE CONTINUING WITH THE LINES OF SAID SUTTER INDUSTRIAL PLAT 2, N 24°31'20"E, 708.61 FEET; THENCE N 65°28'40"W, 29.00 FEET; THENCE N 24°31'20"E, 410.00 FEET; THENCE N 85°28'40"W, 172.00 FEET; THENCE N 24°31'20"E, 874.73 FEET; THENCE S 88°33'15"E, 1547.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 103.42 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
 2608 NORTH STADIUM BLVD.
 COLUMBIA, MO 65202



DAVID T. BUTCHER, PLS-2002014095
 10/10/2013
 DATE

STATE OF MISSOURI } SS
 COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 10th DAY OF OCTOBER, 2013.

Danielle Griffith, NOTARY PUBLIC
 DANIELLE GRIFFITH
 MY COMMISSION EXPIRES OCTOBER 28, 2016
 COMMISSION NUMBER 12409201



KNOW ALL MEN BY THESE PRESENTS:

THAT ROBINSONS FARMS, LLC AND THE HAROLD LEE HENRIKSON AND DIXIE SUTTER HENRIKSON INTER VIVOS TRUST ARE THE SOLE OWNERS OF THE HEREON DESCRIBED TRACT AND THAT SAID LIMITED LIABILITY COMPANY HAS 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 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 "SUTTER INDUSTRIAL, PLAT NO. 3"

IN WITNESS WHEREOF, ROBINSONS FARMS, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, THIS _____ DAY OF _____, 2013.

ROBINSONS FARMS, LLC.
 ROBERT S. ROBINSON, GENERAL PARTNER
 STATE OF _____ } SS
 COUNTY OF _____ }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS _____ DAY OF _____, 2013.

NOTARY PUBLIC
 MY COMMISSION EXPIRES _____
 COMMISSION NUMBER _____

IN WITNESS WHEREOF, THE HAROLD LEE HENRIKSON AND DIXIE SUTTER HENRIKSON INTER VIVOS TRUST HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS TRUSTEE THIS _____ DAY OF _____, 2013.

HAROLD LEE HENRIKSON AND DIXIE SUTTER HENRIKSON INTER VIVOS TRUST
 GEOFFREY V. HENRIKSON, TRUSTEE
 STATE OF _____ } SS
 COUNTY OF _____ }

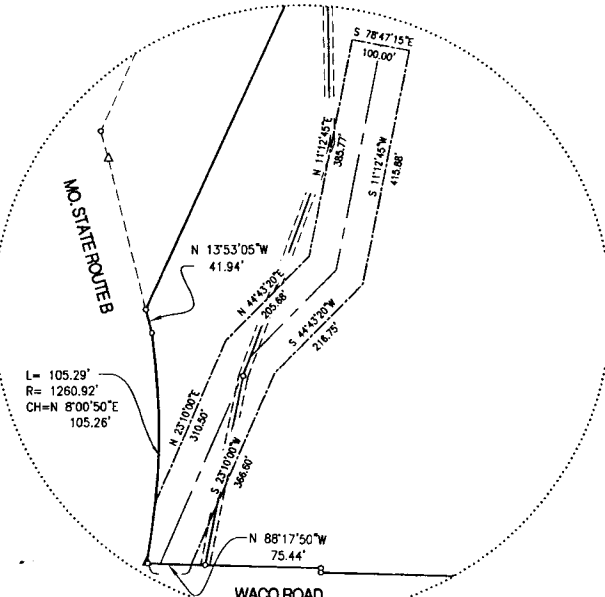
SUBSCRIBED AND AFFIRMED BEFORE ME THIS _____ DAY OF _____, 2013.

NOTARY PUBLIC
 MY COMMISSION EXPIRES _____
 COMMISSION NUMBER _____

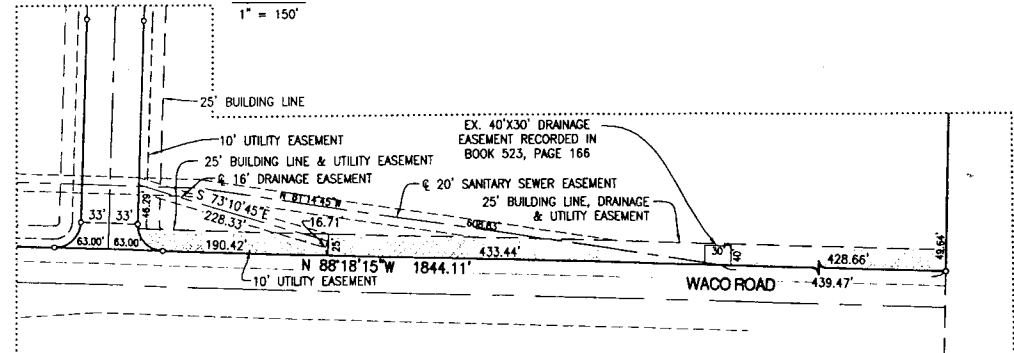
ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS _____ DAY OF _____, 2013.

ROBERT McDAVID, MAYOR

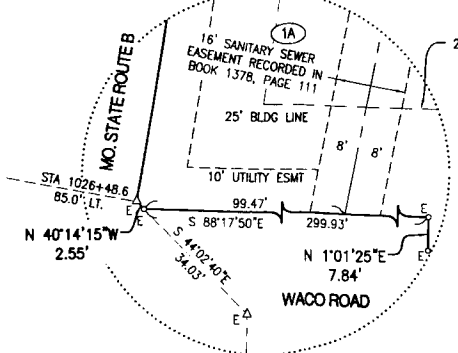
SHEELA AMIN, CITY CLERK



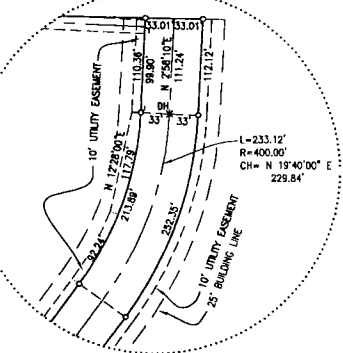
DETAIL A
 1" = 150'



DETAIL B
 1" = 100'



DETAIL C
 1" = 20'



DETAIL D
 1" = 100'