

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 18-14

AN ORDINANCE

approving the Final Minor Plat of Paradise Park, a Replat of Tracts 6 and 7; 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 Minor Plat of Paradise Park, a Replat of Tracts 6 and 7, as certified and signed by the surveyor on December 13, 2013, a subdivision located on the south side of Old Plank Road and south of Tony Street (350 E. Old Plank Road), containing approximately 1.99 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 _____, 2014.

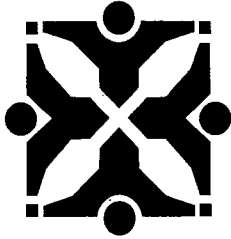
ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor



Source: Community Development - Planning ⁴

Agenda Item No:

To: City Council
From: City Manager and Staff *MM*

Council Meeting Date: Jan 21, 2014

Re: Paradise Park - final minor plat (Case # 13-214)

EXECUTIVE SUMMARY:

A request by South Congregation of Jehovah's Witnesses (owner) for approval of a 1-lot final minor subdivision to be known as "Paradise Park". The subject 1.73 acre tract is located on the south side of East Old Plank Road south of Tony Street and is addressed as 350 E. Old Plank Road. **(Case # 13-214)**

DISCUSSION:

This is a request to approve a replat of two lots into a single-lot for the purposes of clarifying parcel boundaries. The subject site is improved with a church building owned by the South Congregation of Jehovah's Witnesses.

The plat shows the dedication of the required half-width right-of-way to accommodate the future widening of Old Plank Road. Required sidewalks were installed prior to issuance of the certificate of occupancy for the church building. No other public improvements were required. The plat has been reviewed by internal and external departments/agencies and found to comply with the Subdivision Regulations.

The Planning Commission staff report, including site locator maps and a reduced copy of the proposed final plat, are attached.

FISCAL IMPACT:

None

VISION IMPACT:

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

None

SUGGESTED COUNCIL ACTIONS:

Approve the proposed final minor plat as recommended by the Planning and Zoning Commission.

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 #	N/A
Operating/ Ongoing	\$0.00	Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	N/A
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	N/A

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
January 9, 2014**

SUMMARY

A request by South Congregation of Jehovah's Witnesses (owner) for approval of a 1-lot final minor subdivision to be known as "Paradise Park". The subject 1.73 acre tract is located on the south side of East Old Plank Road south of Tony Street and is addressed as 350 E. Old Plank Road. (Case # 13-214)

DISCUSSION

The applicant is requesting approval to replat two lots into a single-lot for the purposes of clarifying parcel boundaries. The subject site is improved with a church building owned by the South Congregation of Jehovah's Witnesses. The plat shows the dedication of the required half-width right-of-way to accommodate the future widening of Old Plank Road. Required sidewalks were installed along Old Plank Road prior to issuance of the certificate of occupancy for the church building. No other public improvements were required.

The plat has been reviewed by applicable City departments and outside agencies and found to comply with the Subdivision Regulations. Since all public improvements have been installed no performance contract, to guarantee public infrastructure installation, is required.

STAFF RECOMMENDATION

Staff recommends approval of the subdivision plat

REFERENCE MATERIALS

- Aerial and topographic locator maps
- Reduced copy of subdivision plat

SITE CHARACTERISTICS

Area (acres)	1.99 acres
Address	350 Old Plank Road
Topography	Sloping east to west toward creek
Vegetation	Treed on southern property line with newly planted parking lot landscaping on east and west sides
Watershed	Little Bonne Femme

SITE HISTORY

Annexation date	2001 & 2010
Initial zoning designation	R-1
Previous rezoning requests	None
Land Use Plan designation	Neighborhood District
Existing use(s)	Improved with church
Existing zoning	R-1

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	CPWD # 1
Electric	Boone Electric
Fire Protection	City of Columbia

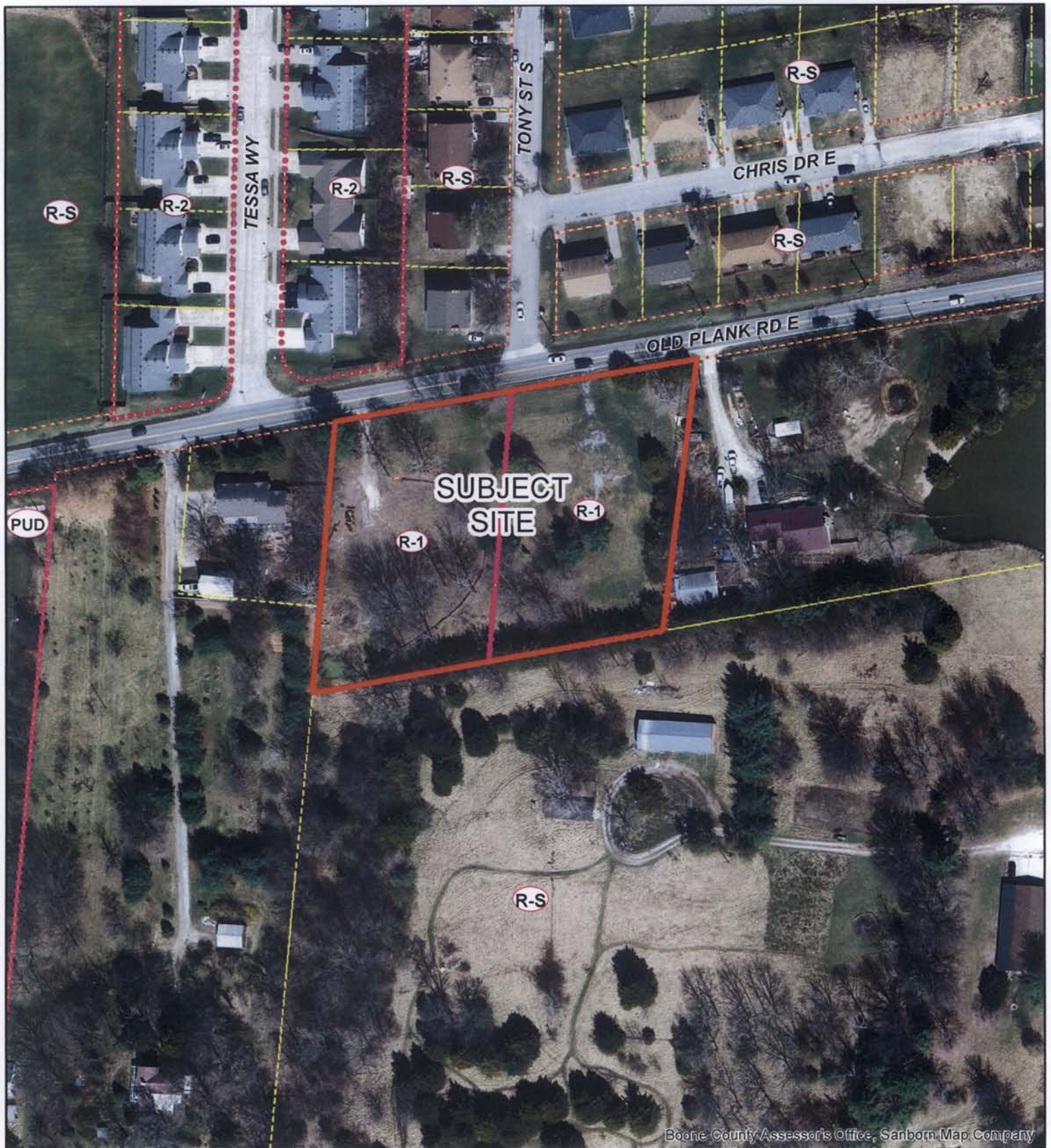
ACCESS

Old Plank Road	
Location	North side of site
Major Roadway Plan classification	Unimproved City-maintained neighborhood collector street (66' right-of-way) required. Plan provides ½ width upgrade
CIP projects	10+ year road/sidewalk project

PARKS & RECREATION

Neighborhood Parks Plan	
Trails Plan	No existing or proposed trails adjacent to site.
Bicycle/Pedestrian Network Plan	No bike/ped facilities are proposed on or adjacent to the site.

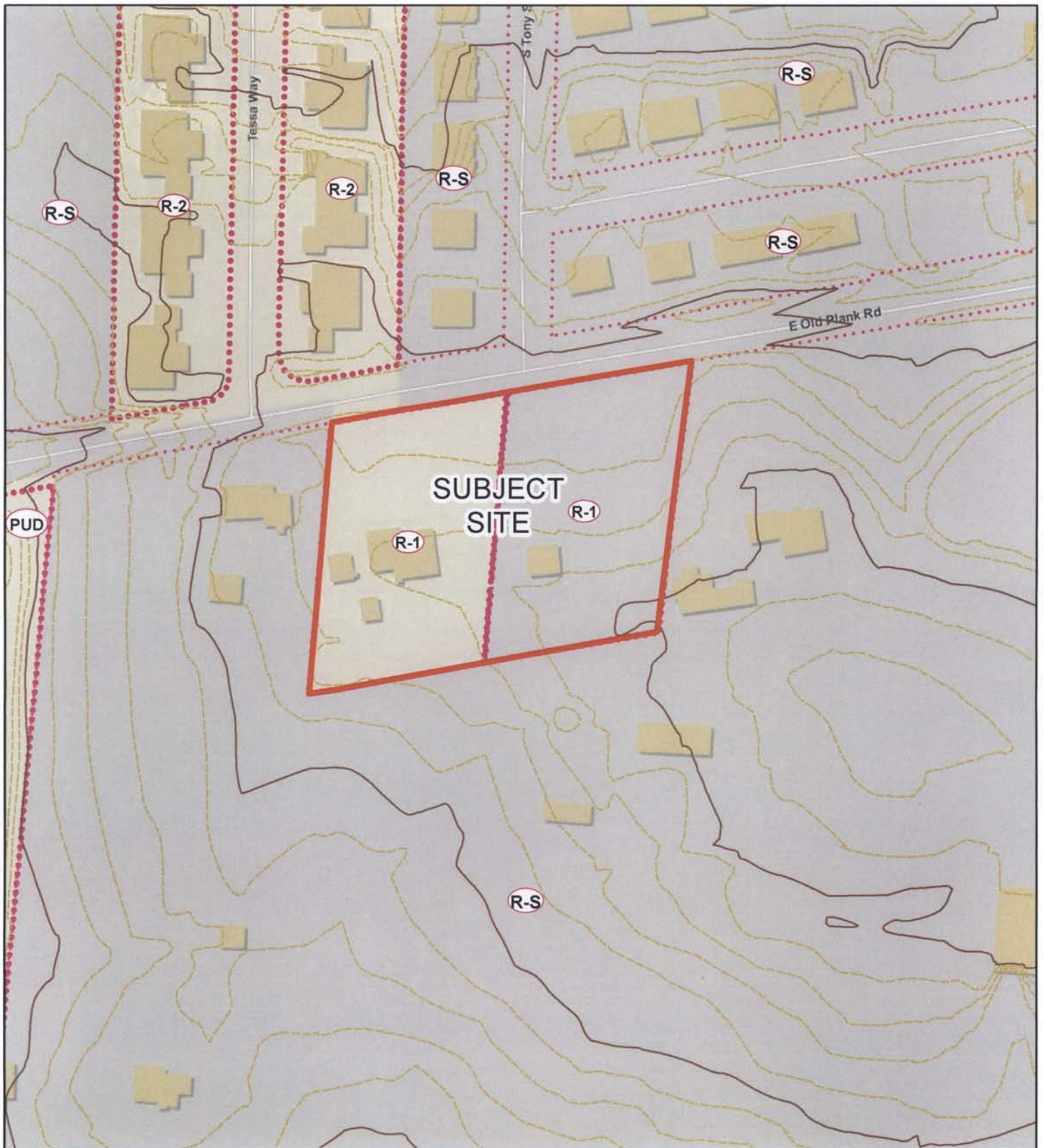
Report prepared by Pat Zenner



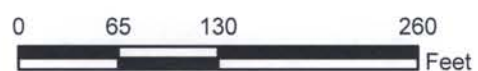
13-214: Paradise Park Final Minor Plat

0 65 130 260
Feet



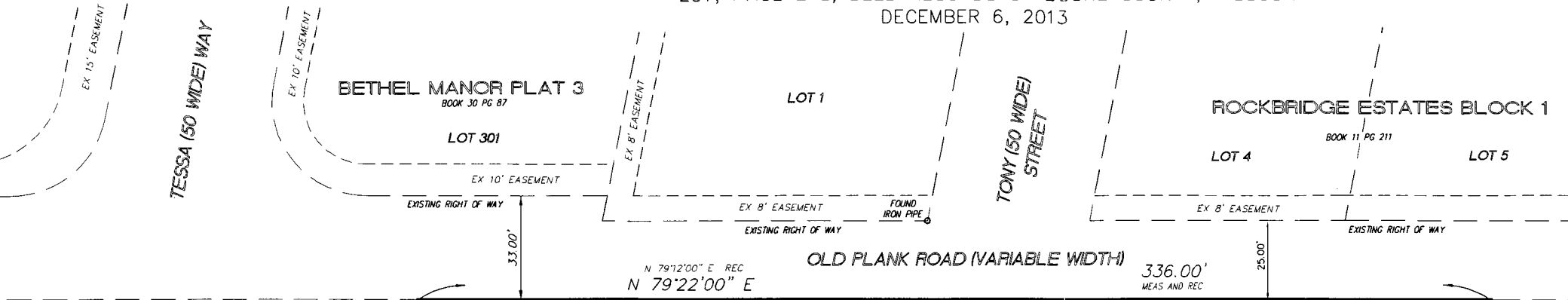


13-214: Paradise Park Final Minor Plat



FINAL MINOR PLAT
PARADISE PARK

A REPLAT OF TRACTS 6 AND 7 AS SHOWN BY SURVEY RECORDED IN BOOK
297, PAGE 243, DEED RECORDS OF BOONE COUNTY, MISSOURI
DECEMBER 6, 2013



LAND DESCRIPTION OF ENTIRE TRACT:

LAND BEING ALL OF TRACTS 6 AND 7 AS SHOWN BY SURVEY RECORDED IN BOOK 297, PAGE 243, DEED RECORDS OF BOONE COUNTY, MISSOURI, AND BEING PART OF THE NORTHWEST QUARTER OF SECTION ONE, TOWNSHIP 47 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI, AND MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND PINCH PIPE LOCATED AT THE SOUTHWEST CORNER OF AFORESAID TRACT SEVEN (7) THENCE ALONG THE WEST LINE OF TRACT SEVEN (7) NORTH 04 DEGREES 15 MINUTES 20 SECONDS EAST, 267.33 FEET TO THE NORTHERLY LINE OF TRACT SEVEN (7); THENCE ALONG THE NORTHERLY LINE OF TRACT SEVEN (7) AND TRACT SIX (6) NORTH 79 DEGREES 22 MINUTES 00 SECONDS EAST, 336.00 FEET, THENCE LEAVING SAID NORTHERLY LINE AND FOLLOWING ALONG THE EAST LINE OF TRACT SIX (6) SOUTH 04 DEGREES 20 MINUTES 30 SECONDS WEST, 266.45 FEET, TO WHICH A FOUND PINCH PIPE BEARS SOUTH 00 DEGREES 38 MINUTES 54 SECONDS WEST, 0.90 FEET, THENCE ALONG THE SOUTHERLY LINE OF TRACT SIX (6) AND TRACT SEVEN (7) SOUTH 79 DEGREES 06 MINUTES 20 SECONDS WEST, 336.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION CONTAINING 1.98 ACRES MORE OR LESS.

DAVID P. FORWARD
DB 591 PG 344
PARCEL # 20-307-01-00-006.01 01

LEGEND
● SET IRON ROD
○ FOUND IRON ROD OR PIPE
DB DEED BOOK
PG PAGE
REC RECORD
EX EXISTING

JAMES W. FORWARD
DB 2980 PG 122
PARCEL # 20-307-01-00-006.00 01

GRAPHIC SCALE
(IN FEET)
1 INCH = 20 FEET

APPROVED BY THE COLUMBIA CITY COUNCIL THIS _____ DAY OF _____, 2014.

ROBERT MCDONALD, MAYOR
SHEELA AMIN, CITY CLERK

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION
THIS _____ DAY OF _____, 2014.

DR. RAMAN PURI, CHAIRMAN

STREAM BUFFER STATEMENT:

THIS TRACT DOES NOT REQUIRE ANY STREAM BUFFERS AS DEFINED BY CHAPTER 124, ARTICLE 4 OF THE CITY OF COLUMBIA CODE OF ORDINANCE, THERE ARE NO STREAMS PER THE U.S.G.S. TOPO QUAD MAP "COLUMBIA".

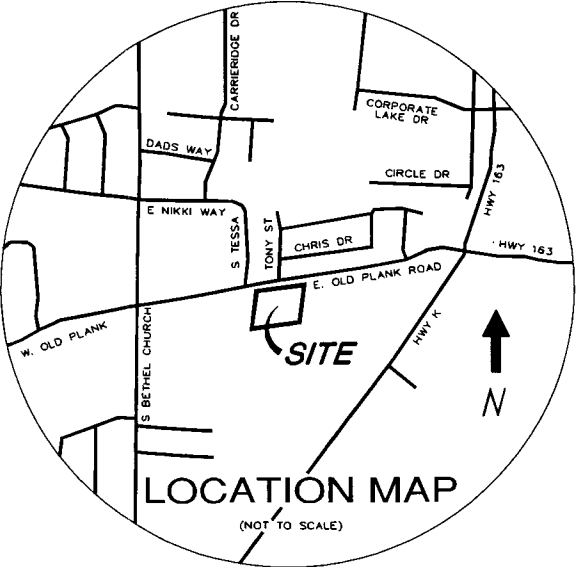
FLOOD PLAIN STATEMENT:

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FIRM MAP # 29019C 02900 DATED: MARCH 17, 2011

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY TO SOUTH CONGREGATION OF JEHOVAH'S WITNESSES THAT AT THEIR REQUEST, SUBURBAN LAND SURVEY, INC. HAS PREPARED A FINAL MINOR PLAT DATED DECEMBER 6, 2013, OF A TRACT OF LAND BEING ALL OF TRACTS 6 AND 7 AS SHOWN BY SURVEY RECORDED IN BOOK 297, PAGE 243, DEED RECORDS OF BOONE COUNTY, MISSOURI, AND BEING PART OF THE NORTHWEST QUARTER OF SECTION ONE, TOWNSHIP 47 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI, THAT THIS PLAT IS BASED UPON A BOUNDARY SURVEY COMPLETED ON THE GROUND, THAT THE RESULTS OF SAID SURVEY ARE SHOWN HEREON, AND THAT THE SAID SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR URBAN CLASS BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY.

DAVID L. ROBBINS, R.L.S. 2210
SUBURBAN LAND SURVEY, INC. LS-378-0
DATE: 12/13/2013



BASIS OF BEARING:

BEARINGS ARE IN RELATION TO THE RECORDED BEARING OF NORTH 79 DEGREES 22 MINUTES 00 SECONDS EAST ON THE CENTER LINE OF OLD PLANK ROAD AS RECORDED ON THE SUBDIVISION PLAT "ROCKBRIDGE ESTATES BLOCK 1" PLAT BOOK 11, PAGE 211, BOONE COUNTY RECORDS.

SOURCE OF RECORD TITLE:

LAND OF SOUTH CONGREGATION OF JEHOVAH'S WITNESSES AS RECORDED IN DEED BOOK 3525, PAGE 153, BOONE COUNTY RECORDS.

CORNER OF RECORD:

OLD IRON PIPE AT THE SOUTHWEST CORNER OF LOT 1 OF "ROCKBRIDGE ESTATES BLOCK 1", A SUBDIVISION RECORDED IN PLAT BOOK 11, PAGE 211, BOONE COUNTY RECORDS.

NOTES:

THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS OF URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATION - 20 CSR 20.30-16.004(2)(A).
ALL DIMENSIONS ARE SHOWN IN U. S. FEET AND DECIMAL FRACTIONS THEREOF.
THE PURPOSE OF THIS PLAT IS TO COMBINE TRACT 6 AND TRACT 7 INTO ONE LOT.
THE PARCEL IS ZONED R-1 PER COLUMBIA PLANNING AND ZONING DEPARTMENT SETBACKS SHOWN HEREON.
THE WATER LINE EASEMENT GRANTED TO CONSOLIDATED PUBLIC WATER SUPPLY DISTRICT NO. 1 BY AN INSTRUMENT BOOK 1951, PAGE 439, RECORDS OF BOONE COUNTY, MISSOURI, IS BASED ON THE LOCATION OF THE EXISTING WATER LINE WHICH WAS LOCATED AND MARKED IN THE FIELD AS SHOWN ON THIS DRAWING. THE 20' WIDE EASEMENT IS BASED ON WHERE THE WATER LINE WAS INSTALLED. THE SURVEYOR IS SHOWING ONLY WHERE THE LINE WAS MARKED AND THE EASEMENT BASED ON THIS MARKING.
TOTAL ACREAGE OF LOT 1: 1.74 ACRES

BENCHMARK:

NATIONAL GEODETIC SURVEY MONUMENT BO-27 - ELEVATION 748.16
THE STATION IS A STANDARD DNR GRS ALUMINUM DISK STAMPED BO-27 1992 SET IN A 12 INCH DIAMETER CONCRETE POST SOUTH OF THE MO. RTE. 742 AND MO. RTE. 163 INTERSECTION, AND 75 FEET SOUTHWEST OF THE MO. RTE. 163 AND MO. RTE. AC INTERSECTION, 61.0 FEET EAST OF THE CENTERLINE OF AN OUTER ROAD, 175 FEET SOUTH ON NIPHOGEN BLVD., 117.45 FEET SOUTHWEST OF A YIELD SIGN, 63.4 FEET WEST OF THE PAVEMENT EDGE OF MO. RTE. 163, 51.8 FEET NORTHWEST OF A MO. RTE. 163 HIGHWAY SIGN.

TITLE COMMITMENT:

ALL EASEMENTS AND CONDITIONS WHICH AFFECT THIS SITE AS REPORTED IN BOONE-CENTRAL TITLE COMPANY COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. 0913289, DATED MAY 26, 2009, UNDER SCHEDULE B - SECTION II

OWNER'S CERTIFICATION:

WE, THE UNDERSIGNED, OWNER(S) OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYORS CERTIFICATION HAVE CAUSED THE SAME TO BE SURVEYED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "PARADISE PARK".
THE EASEMENTS SHOWN AND CREATED HEREON ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER.

THE RIGHT-OF-WAY OF OLD PLANK ROAD IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND THIS _____ DAY OF _____, 2013.

SOUTH CONGREGATION OF JEHOVAH'S WITNESSES

BY _____
(MEMBER OF CORPORATION)

STATE OF MISSOURI)
COUNTY OF BOONE)

ON THIS _____ DAY OF _____, 2013, BEFORE ME PERSONALLY APPEARED _____ TO ME KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE _____ OF SOUTH CONGREGATION OF JEHOVAH'S WITNESSES, A NON-PROFIT CORPORATION OF THE STATE OF MISSOURI, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND THAT HE FURTHER 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 NOTARIAL SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC
COUNTY, STATE OF MISSOURI
MY COMMISSION EXPIRES: _____



SLS	REVISION	COMMENT
Suburban Land Survey		
2007 Bellevue Ave., St. Louis MO 63143		
(314) 645-7055 Fax: (314) 644-1225		
LICENSED IN MISSOURI AND ILLINOIS		
FINAL MINOR PLAT	PROJECT:	
PARADISE PARK	A REPLAT OF TRACTS 6 AND 7 AS SHOWN BY SURVEY RECORDED IN BOOK 297, PAGE 243, DEED RECORDS OF BOONE COUNTY, MISSOURI	
PREPARED FOR:	SOUTH CONGREGATION OF JEHOVAH'S WITNESSES	
DATE:	11/2013	
JOB NUMBER:	COLUMBIA	
FILE:	Minor Plat.dwg	
FIELDWORK BY:	DK	
DRAWN BY:	DK	
CHECKED BY:	DLR	
SHEET	1 of 1	

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
January 9, 2014

IV) SUBDIVISIONS

Case No. 13-214

A request by South Congregation of Jehovah's Witnesses (owner) for approval of a one-lot final minor subdivision to be known as "Paradise Park". This subject 1.73 acre tract is located on the south side of East Old Plank Road south of Tony Street and is addressed as 350 E. Old Plank Road.

DR. PURI: May we have a staff report, please.

Staff report was given by Mr. Pat Zenner of the Planning and Development Department. Staff recommends approval of the subdivision plat.

DR. PURI: Commissioners, any questions of the staff? Seeing none. We'll open the hearing for comments by the public.

PUBLIC HEARING OPENED

DR. PURI: Please come forward. State your name and address and address the Commission. Seeing nobody on this particular case. All right.

PUBLIC HEARING CLOSED

DR. PURI: Discussion, Commissioners? Mr. Wheeler?

MR. WHEELER: Unless there would be some objection, this looks like a pretty straightforward request to me and I would recommend approval or make a motion to recommend approval.

MR. TILLOTSON: Second.

DR. PURI: Mr. Wheeler made the motion; Mr. Tillotson, second. May we have a vote, please.

MR. STRODTMAN: Yes, Mr. Chair. Item 13-214, a request by South Congregation of Jehovah Witnesses for approval of a one-lot final minor subdivision to be known as "Paradise Park." Address is at 350 East Old Plank Road.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Tillotson, Mr. Wheeler, Mr. Stanton, Mr. Strodtman, Mr. Lee, Ms. Loe, Dr. Puri, Mr. Reichlin. Motion carries 8-0.

MR. STRODTMAN: The motion has passed.

Dr. PURI: All right. The motion carries.