# City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B118-14

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 5, 2014

Re: University Centre Subdivision - final minor plat (Case #14-41)

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance

Supporting documentation includes: Summary of Board/Commission Reports, Maps, Plats and Plans, Excerpts from Minutes

## **Executive Summary**

A request by TKG St. Peters Shopping Center, LLC (owner) for approval of a minor plat to be known as "University Centre Subdivision". The 3.26-acre subject site is located on the west side of Providence Road, across from Locust Street, and is addressed 201 S. Providence Road. (Case #14-41)

#### Discussion

The applicant is requesting a one-lot final minor subdivision to consolidate the portions of several existing lots and vacated rights-of-way into a single legal lot for development. Standard utility easements are provided on the plat in accordance with City requirements. The proposed plat dedicates additional right-of-way along Providence Road to meet the minimum 53-foot standard half-width for this major arterial roadway.

The plat has been reviewed by City departments and external agencies, and meets all applicable requirements of the City's Zoning and Subdivision Regulations.

At its meeting on April 24, 2014, the Planning and Zoning Commission voted unanimously (7-0) to recommend approval of the proposed plat. There no Commission discussion and no members of the public spoke on this request.

A copy of the Planning and Zoning Commission staff report, including locator maps, a reduced copy of the plat, and performance contracts are attached.

#### Fiscal Impact

Short-Term Impact: No new capital spending is expected within the upcoming 2 years as a result of this proposal. Improvement of the sanitary sewer constraints affecting this site will need to be addressed between the City and applicant - likely through a development agreement.

Long-Term Impact: The development of this site will increase demands upon the adjacent streets,

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travel lane may be required and would be accommodated within the dedicated additional right-of-way. The costs associated with meeting these demands will be offset by increased property and sales tax revenues and user fees.

Vision & Strategic Plan Impact	
Vision Impact: Not Applicable	
Strategic Plan: Not Applicable	
Sug	gested Council Action
Approval of the proposed plat	
	Legislative History
N/A	1-1 3 1 1

Introduced by _		_
First Reading	Second Reading	
Ordinance No.	Council Bill No	<u>B 118-14</u>
A	N ORDINANCE	
minor subdivision; acc and easements; providi	at of University Centre Subdi epting the dedication of right ng notice as it relates to the pro ng the time when this ordinar	s-of-way ovision of
BE IT ORDAINED BY THE COUNC FOLLOWS:	CIL OF THE CITY OF COLUM	MBIA, MISSOURI, AS
SECTION 1. The City Council Subdivision, as certified and signed by located on the west side of Providence Road), containing application County, Missouri, and hereby authority plat evidencing such approval.	y the surveyor on April 28, 201 dence Road and across fror roximately 3.26 acres in the Ci	4, a minor subdivision n Locust Street (201 ty of Columbia, Boone
SECTION 2. The City Council easements as dedicated upon the pla	•	of all rights-of-way and
SECTION 3. TKG St. Peters St. the City may not be able to provide the Final Plat of University Centre Subdivided the land. The City may require publication order to accommodate a higher less change in use of land prior to issuance Nothing contained herein shall be const. Peters Shopping Center, LLC to expense.	ne necessary utilities to the provision beyond the current level improvements to be enhanced well of service demand attendate of a permit for any future construed or deemed to grant a ri	pperty described in the lof service and use of enlarged or upgraded ant to any subsequent onstruction on the site.
SECTION 4. This ordinance passage.	shall be in full force and eff	ect from and after its
PASSED this day	of	_, 2014.

City Clerk	Mayor and Presiding Officer
APPROVED AS TO FORM:	

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# SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Summary of Board/Commission Reports, Maps, Plats and Plans, Excerpts from Minutes

# AGENDA REPORT PLANNING AND ZONING COMMISSION MEETING April 24, 2014

#### SUMMARY

A request by TKG St. Peters Shopping Center, LLC (owner) for approval of a minor plat to be known as "University Centre Subdivision". The 3.26-acre subject site is located on the west side of Providence Road, across from Locust Street, and is addressed 201 S. Providence Road. (Case #14-41)

#### DISCUSSION

The applicant is requesting a one-lot final minor subdivision to consolidate the portions of several existing lots and vacated rights-of-way into a single legal lot for development. Standard utility easements are provided on the plat in accordance to City requirements. The proposed plat dedicates additional right-of-way along Providence Road to meet the minimum 53-foot standard half-width for this major arterial roadway.

While the proposed plat meets all applicable City Zoning and Subdivision Regulations standards, it should be noted that the subject site lies within a constrained portion of the City's downtown sewer system. As such, no construction permits will be issued until a development agreement is reached between the City and developer to resolve the existing sanitary sewer capacity issues that currently affect the site.

#### RECOMMENDATION

Approval of the proposed plat

### **ATTACHMENTS**

- Locator aerial and topographic maps
- Final minor plat

## **SITE HISTORY**

Annexation Date	1826 (part of the original Town of Columbia)
Existing Zoning District(s)	C-2 (Central Business)
Land Use Plan Designation	City Center District
Subdivision/Legal Lot Status	Lots, portions of lots, and vacated street rights-of-way

## SITE CHARACTERISTICS

Area (acres)	3.26 acres
Topography	Slopes gradually downward from west to east
Vegetation/Landscaping	Grass
Watershed/Drainage	Flat Branch Creek
Existing structures	None

## **UTILITIES & SERVICES**

All City services are available to the site.

## **ACCESS**

Providence Road	East side of site
Major Roadway Plan	Major Arterial (Improved & City-maintained), requiring 53-ft ½ width ROW. 35-ft ½ width exists. 18 ft additional ROW is provided.
CIP Projects	None
Sidewalk	5-ft wide sidewalk needed

## **PARKS & RECREATION**

Neighborhood Parks	Flat Branch Park is east of site
Trails Plan	No trails planned adjacent to site
Bicycle/Pedestrian Plan	N/A

Report prepared by Steve MacIntyre; Approved by Pat Zenner





# 14-41: University Centre Subdivision **Final Minor Plat & Variance**

Hillshade Data: Boone County GIS Office Parcel Data Source: Boone County Assessor

Imagery: Boone County Assessor's Office, Sanborn Map Company Created by The City of Columbia - Community Development Department

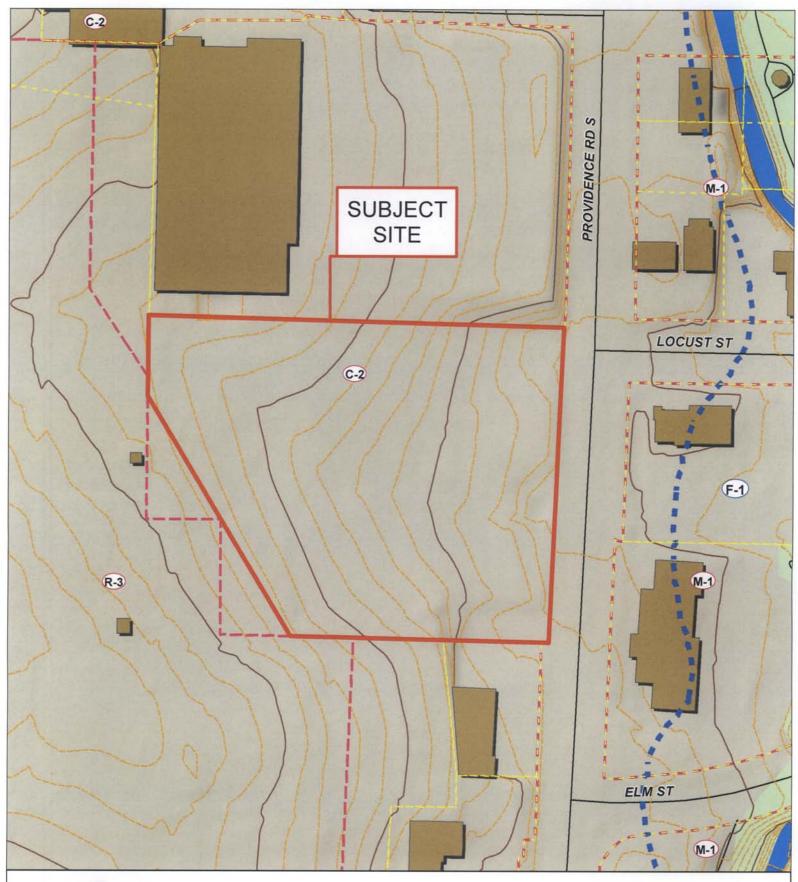
62.5

125



250

Feet





# 14-41: University Centre Subdivision Final Minor Plat & Variance

62.5

125



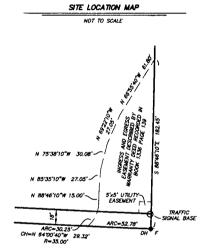
250

Hillshade Data: Boone County GIS Office
Parcel Data Source: Boone County Assessor
Imagery: Boone County Assessor's Office, Sanborn Map Company
Created by The City of Columbia - Community Development Department

# UNIVERSITY CENTRE SUBDIVISION

## FINAL PLAT OF MINOR SUBDIVISION APRIL 4, 2014





THIS TRACT IS NOT 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 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

NOTES

DETAIL 1

NOT TO SCALE

THIS PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2X ANNUAL CHANCE FLOODPLAIN, AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 29019C0280D, DATED MARCH 17, 2011.

APPROVED BY THE PLANNING AND ZONING COMMISSION, COLUMBIA, MISSOURI, ON APRIL 24, 2014.

DR. RAMAN PURI, CHAIRPERSON

SHEELA AMIN, CITY CLERK

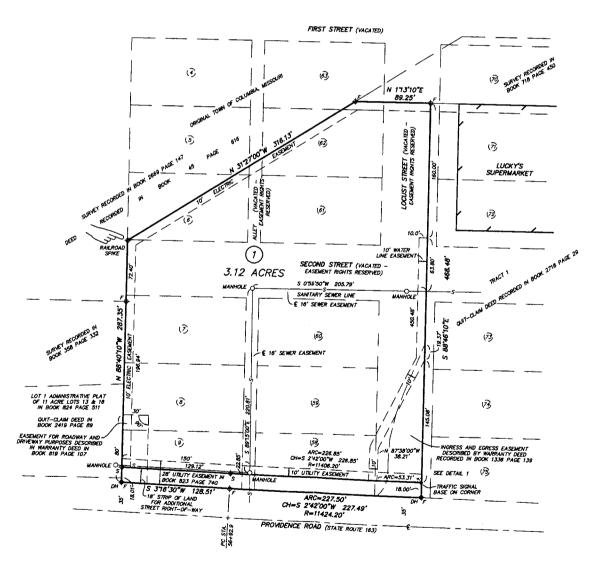
ROBERT MCDAVID, MAYOR

ATTEST:

MONUMENT LEGEND DRILL HOLE

FOUND

BEARINGS ARE REFERENCED TO TRUE NORTH AS DETERMINED BY GPS OBSERVATION



A SUBDIVISION BEING ALL OR PART OF LOTS 5 THROUGH 9, 58 THROUGH 63, VACATED SECOND AND LOCUST STREETS, AND ALLEYS ADJACENT TO SAID LOTS, ALL LOCATED IN THE ORIGINAL TOWN, NOW CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, ALSO BEING THE TRACT DESCRIBED BY A WARRANTY DEED RECORDED IN BOOK 1426 PAGE 295.

BEGINNING AT THE SOUTHEAST CORNER OF LOT 6 IN THE ORIGINAL TOWN OF COLUMBIA, MISSOURI,
THENCE N 31'27'00'W 316.13 FEET; THENCE N 113'10'E 89.25 FEET; THENCE S 84'6'10'E 468.48 FEET TO
THE MESTERLY RICHT-OF-WAY OF PROVIDENCE ROAD (STATE ROUTE 163); THENCE ALONG SAID RICHT-OF-WAY
ON A NON-TANGENT CURVE TO THE RIGHT HAWNG A RADIUS OF 11.424.20 FEET, A DISTANCE OF 227.50, THE
CHORD BEING S 2'42'00'W 227.49 FEET; THENCE S 316'30'W 128.51 FEET TO THE SOUTH LINE OF ORGINAL
TOWN; THENCE N 88'40'10'W, ALONG SAID LINE, 287.35 FEET TO THE BEGINNING AND CONTAINING 3.26 ACRES.

THIS TRACT IS SUBJECT TO A ROADWAY AND DRIVEWAY EASEMENT DESCRIBED BY A WARRANTY DEED RECORDED IN BOOK 819 PAGE 107, A UTILITY EASEMENT RECORDED IN BOOK 823 PAGE 740, AND AN INGRESS AND ECRESS EASEMENT DESCRIBED BY A WARRANTY DEED RECORDED IN BOOK 1336 PAGE 139, ALL LOCATED AS SHOWN ON THE PLAT. THE LOCUST STREET AND SECOND STREET RIGHT-OF-WAY AND THE ALLEYS ON THIS TRACT HAVE BEEN VACATED BY CITY ORDINANCE NO. 2949 RECORDED IN BOOK 354 PAGE 482 AND CITY ORDINANCE NO. 012178 RECORDED IN BOOK 716 PAGE 258.

THIS URBAN PROPERTY HAS BEEN SURVEYED AND SUBDIVIDED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

BY:
ENGINEERING SURVEYS & SERVICES
MISSOURI L.S. CORP. #2004004672
1113 FAY STREET
COLUMBIA, MO 65201
PHONE: (573) 449-2646
EMAIL: TREED GESS-INC. COM معی TIMOTHY J. REED
PROFESSIONAL LAND SURVEYOR
LS 2089 4/28/2014

STATE OF MISSOURI SS

ON THIS 28<sup>th</sup>
DAY OF AQL:

APPEARED TIMOTHY J. REED TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

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.

ABOVE WRITTEN. MY TERM EXPIRES DECEMBER 6, 2015.

Notary Public, Notary State of Missouri John D. LEHMEN, NOTARY PUBLIC

KNOW ALL MEN BY THESE PRESENTS:
THAT, TIGS ST. PETERS SHOPPING CENTER, LLC, BEING THE SOLE OWNER OF THE
ABOVE DESCRIBED TRACT, HAVE CAUSED THE SAME TO BE SUBDIMDED INTO ONE LOT
AS SHOWN ON THE PLAT. ADDITIONAL LAND FOR RIGHT-OF-WAY FOR PROVIDENCE
ROAD, LOCATED AS SHOWN ON THE PLAT, IS HERREBY DEDICATED TO THE CITY OF
COLUMBIA FOR PUBLIC USE FOREVER. UTILITY, SEMER, ELECTRIC, AND WATER LINE
EASEMENTS, LOCATED AS SHOWN ON THE PLAT, ARE HEREBY DEDICATED TO THE
CITY OF COLUMBIA FOR PUBLIC USE FOREVER.

TKG ST. PETERS SHOPPING CENTER, LLC

E. STANLEY KROENKE, MEMBER

STATE OF
COUNTY OF
ON THIS
ON THIS
ESTANLEY KROENKE TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN DID
SAY THAT HE IS A MEMBER OF THE TKG ST. PETERS SHOPPING CENTER, LLC, A MISSOURI
LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID
LIMITED LIABILITY COMPANY AND THE SAID MEMBER ACKNOWLEDGED SAID INSTRUMENT TO
BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.
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 TERM EXPIRES

NOTARY PUBLIC

#### **EXCERPTS**

# PLANNING AND ZONING COMMISSION MEETING APRIL 24, 2014

#### IV) SUBDIVISIONS

MR. REICHLIN: The next item on our agenda is Subdivisions. We have a handful of them. Case No. 14-41 is the first one we'll entertain, but before we start I'd like to make mention that these are administrative actions, and not a public hearing. But we do entertain comments from the public if -- or a principal who wants to clarify one item or another.

#### Case No. 14-41

A request by TKG St. Peters Shopping Center, LLC (owner) for approval of a minor plat to be known as "University Centre Subdivision." The 3.26-acre subject site is located on the west side of Providence Road across from Locust Street, and is addressed as 201 South Providence Road.

MR. REICHLIN: Staff report, please?

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

MR. REICHLIN: Are there any questions of Staff? Seeing none, is there anybody in the audience who cares to comment on this matter with regard to -- or further understanding it? Seeing, none, I'll open it up to Commissioners' comments.

MR. TILLOTSON: I don't think -- I don't think there's going to be any comments on this one, so I'll just make a motion for approval of a request by TKG St. Peters Shopping Center, LLC, for approval of a minor plat to be known as "University Centre Subdivision," Case 14-41.

MR. STANTON: Second.

MR. REICHLIN: Mr. Tillotson made the motion and Mr. Stanton seconded. May we have a roll call, please?

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Strodtman, Mr. Tillotson, Mr. Wheeler, Ms. Burns, Ms. Loe, Mr. Reichlin, Mr. Stanton. Motion carries 7-0.