

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B 309-14

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 6, 2014

Re: Old Hawthorne Plat No. 13-A - Final Plat (Case #14-153)

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance

Supporting documentation includes: Maps, Plats and Plans

Executive Summary

Approval will create a 2-lot final minor plat on PUD (Planned Unit Development) zoned land, to be known as "Old Hawthorne, Plat No. 13-A".

Discussion

The applicant is requesting approval of a final plat that would create two residential lots from one platted lot, Lot 1302 of Old Hawthorne Plat 13, and a portion of unplatted property. On the attached plat, Lot 1302 is represented by the property south of the original lot line (as labeled on the plat). The plat would combine Lot 1302 with additional property to the north (from the golf course) to add adequate lot depth for the two lots. All property is currently zoned PUD-4.2.

The existing PUD development plan for the property, which serves as the preliminary plat for the requested final plat, was amended on August 4, 2014, to show a revised lot layout in anticipation of this request. The attached final plat shows the identical lot configuration as that shown on the approved PUD development plan.

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

Fiscal Impact

Short-Term Impact: None.

Long-Term Impact: Limited. One additional residential lot will be created, which will result in minimal additional service demand for City services. Additional impacts will be offset by service fees and tax collections.

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Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Not Applicable

Strategic Plan Impact: Not Applicable

Comprehensive Plan Impact: Not Applicable

Suggested Council Action

Approval of the final plat for "Old Hawthorne, Plat No.13-A".

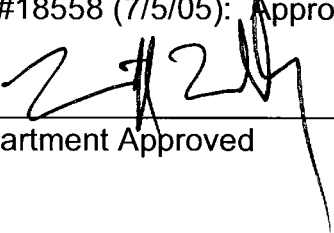
Legislative History

Ord. #22147(8/4/14): Approved Major Amendment to The Vistas at Old Hawthorne PUD Plan

Ord. #22063 (5/19/14): Approved Old Hawthorne Plat 13 Subdivision

Ord. #19274 (11/6/06): Approved The Vistas at Old Hawthorne PUD Plan

Ord. #18558 (7/5/05): Approved annexation



Department Approved



City Manager Approved

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 309-14

AN ORDINANCE

approving the Final Plat of Old Hawthorne, Plat No. 13-A, a Replat of Lot 1302 of Old Hawthorne, Plat No. 13, 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 Old Hawthorne, Plat No. 13-A, a Replat of Lot 1302 of Old Hawthorne, Plat No. 13, as certified and signed by the surveyor on August 26, 2014, a minor subdivision located on the north side of Old Hawthorne Drive East, containing approximately 0.51 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 _____, 2014.

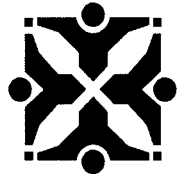
ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Maps, Plats and Plans



14-153: Old Hawthorne Plat No. 13-A

Final Minor Plat



City of Columbia Zoning



100-Year Flood Plain



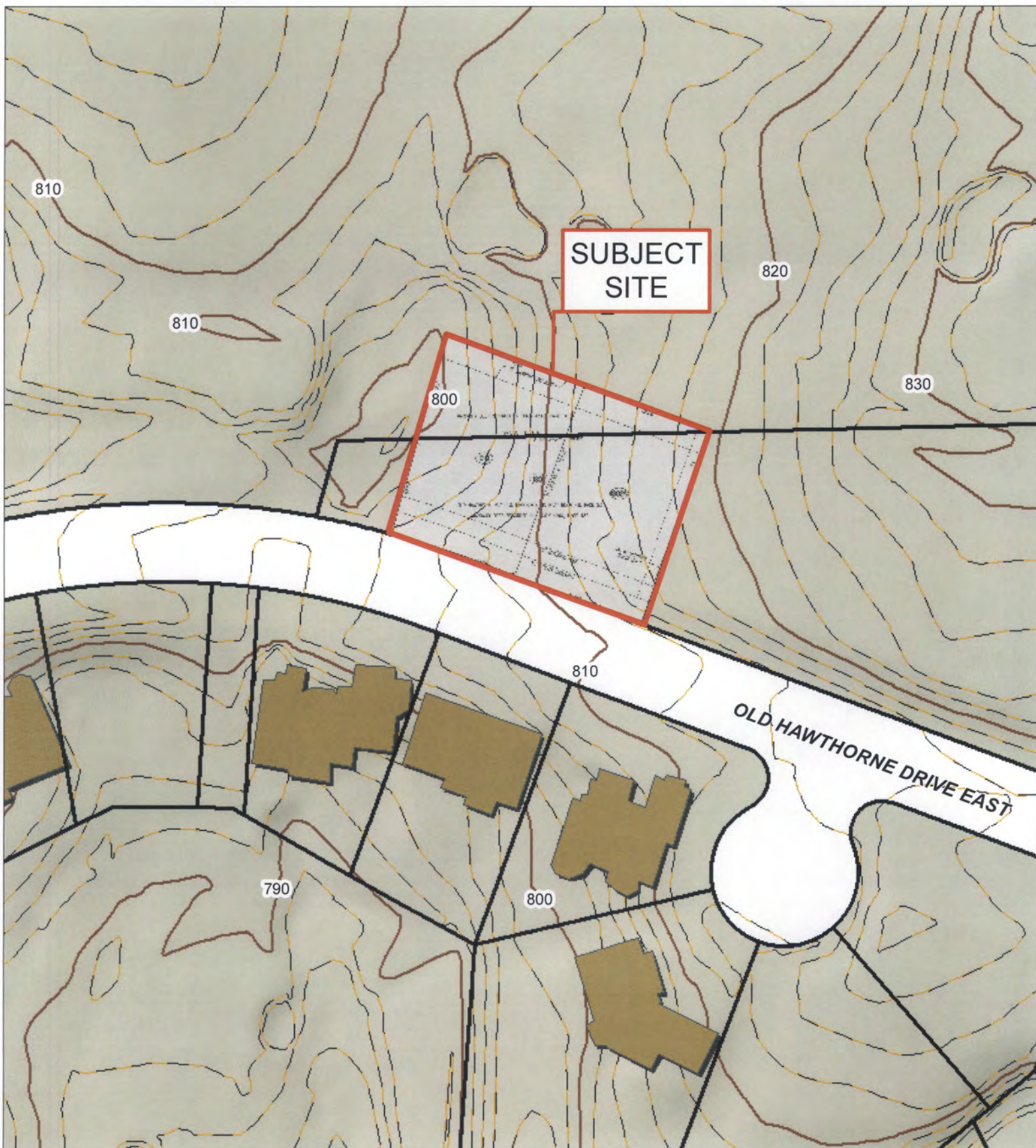
Parcels

Boone County Zoning




Columbia City Limit



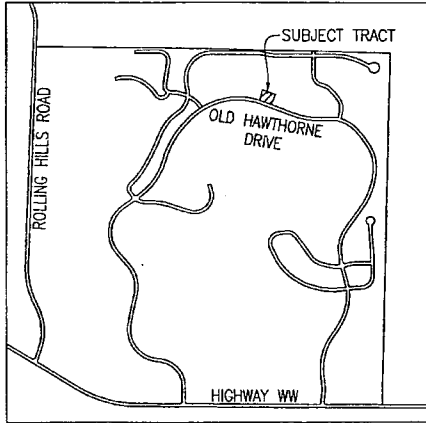


14-153: Old Hawthorne Plat No. 13-A Final Minor Plat



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





FINAL PLAT OLD HAWTHORNE, PLAT No. 13-A

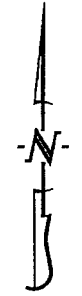
A MINOR SUBDIVISION AND REPLAT OF LOT 1302 OF OLD HAWTHORNE,
PLAT NO. 13, LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 14, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
AUGUST 11, 2014

LEGEND:

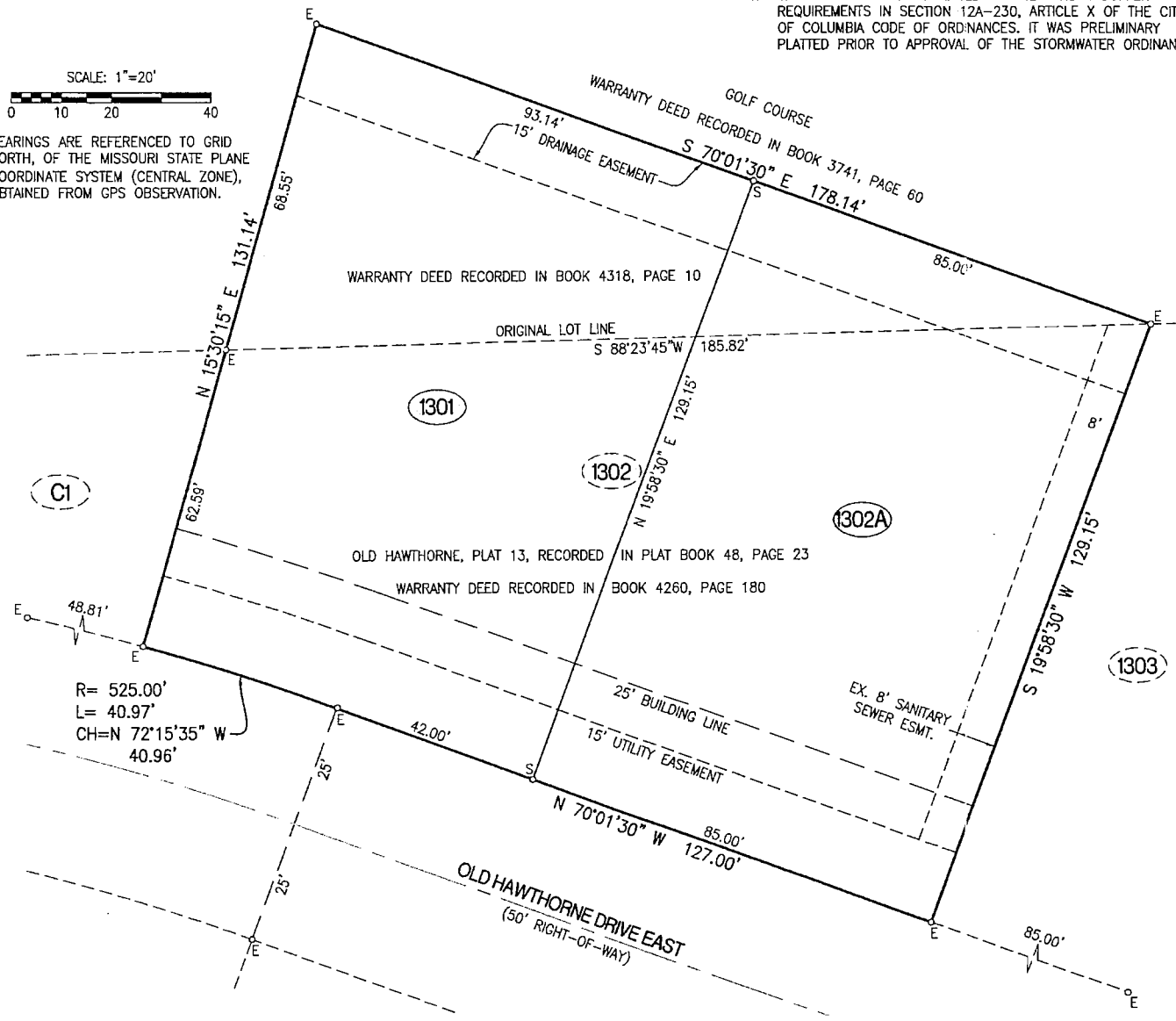
- E EXISTING
- S SET
- 1/2" IRON PIPE
(UNLESS NOTED OTHERWISE)

NOTES:

- THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY CITY OF COLUMBIA FLOOD PLAIN MAPS, PANEL NUMBER 29019C 0325, 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 IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES. IT WAS PRELIMINARY PLATTED PRIOR TO APPROVAL OF THE STORMWATER ORDINANCE.



SCALE: 1"=20'
0 10 20 40
BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.



CERTIFICATION:

I HEREBY CERTIFY THAT IN AUGUST OF 2014, I COMPLETED A SURVEY FOR JQB CONSTRUCTION, INC. OF A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF LOT 1302 OF OLD HAWTHORNE, PLAT NO. 13, RECORDED IN PLAT BOOK 48, PAGE 23 DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4260, PAGE 180 AND A TRACT OF LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4318, PAGE 10 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH RIGHT-OF-WAY LINE OF OLD HAWTHORNE DRIVE EAST AT THE SOUTHWEST CORNER OF LOT 1303 OF OLD HAWTHORNE, PLAT NO. 13 RECORDED IN PLAT BOOK 48, PAGE 23, THENCE WITH SAID NORTH RIGHT-OF-WAY LINE, N 70°01'30"W, 127.00 FEET; THENCE 40.97 FEET ALONG A 525.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 72°15'35"W, 40.96 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE; N 15°30'15"E, 131.14 FEET; THENCE S 70°01'30"E, 178.14 FEET TO THE NORTHWEST CORNER OF SAID LOT 1303; THENCE WITH THE LINES OF SAID LOT 1303, S 19°58'30"W, 129.15 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.51 ACRES.

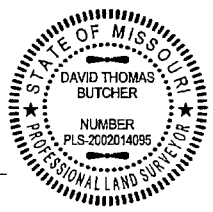
I FURTHER CERTIFY THAT I SURVEYED THE ABOVE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY:

CROCKETT ENGINEERING CONSULTANTS, LLC
2608 NORTH STADIUM BLVD.
COLUMBIA, MO 65202

CORPORATE NUMBER: 2000151304

David T. Butcher
DAVID T. BUTCHER, PLS-2002014095



STATE OF MISSOURI } SS
COUNTY OF BOONE }

8/26/2014
DATE

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 26 DAY OF August, 2014.

Danielle Griffith
DANIELLE GRIFFITH

NOTARY PUBLIC
MY COMMISSION EXPIRES OCTOBER 28, 2016
COMMISSION NUMBER 12409201

DANIELLE GRIFFITH
Notary Public-Notary Seal
STATE OF MISSOURI
Boone County
My Commission Expires: Oct. 28, 2016
Commission #12409201

KNOW ALL MEN BY THESE PRESENTS:

THAT JOB CONSTRUCTION, INC. IS THE SOLE OWNER OF THE HEREON DESCRIBED TRACT AND THAT SAID CORPORATION 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 HAS ALREADY BEEN 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 "OLD HAWTHORNE, PLAT NO. 13-A"

IN WITNESS WHEREOF, JOB CONSTRUCTION, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND SECRETARY, THIS 26 DAY OF August, 2014.
JOB CONSTRUCTION, INC.

J. QUINN BELLMER, PRESIDENT AND SECRETARY

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 26 DAY OF August, 2014 BEFORE ME PERSONALLY APPEARED J. QUINN BELLMER, TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT AND SECRETARY OF SAID CORPORATION AND THAT THEY FURTHER ACKNOWLEDGE THIS INSTRUMENT TO BE THEIR FREE ACT AND THE FREE ACT AND DEED OF SAID COMPANY.

Danielle Griffith
DANIELLE GRIFFITH

NOTARY PUBLIC
MY COMMISSION EXPIRES OCTOBER 28, 2016
COMMISSION NUMBER 12409201

DANIELLE GRIFFITH
Notary Public-Notary Seal
STATE OF MISSOURI
Boone County
My Commission Expires: Oct. 28, 2016
Commission #12409201

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS ____ DAY OF ____, 2014.

ROBERT McDAVID, MAYOR

SHEELA AMIN, CITY CLERK

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

DR. RAMAN PURI, CHAIRPERSON