



City of Columbia
Community Development Department
 701 E. Broadway, Columbia, MO
 (573) 874-7239 planning@gocolumbiamo.com

Development Review Application

For office use:

Case #: 1517	Submission Date: 10/27	Planner Assigned: SMITH
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1. Select the case type (one application required per case type) and submit this form, including all supplemental materials and fees, to the Community Development Permit Center - 3rd Floor City Hall (701 E. Broadway). Additionally, e-mail this form and all supplemental materials to planning@gocolumbiamo.com. For case types not shown, contact the Planning and Zoning Division at (573)874-7239.

Concept Review Meeting

- Letter to Community Development Director describing request, noting restrictions of record, easements & right-of-way affecting site
- Locator map* (Indicate existing land uses on subject site and adjacent property. This can be noted in above letter.)
- Legal description of the property*
- A .PDF of sketch plan or plat, if applicable

Preliminary Plat, Final Plat, or Replat

- Letter to Community Development Director describing request, noting total land area in acres, & number of lots proposed
- 5 full-sized copies of subdivision plat
- Digital .PDF copy of plat
- Completed "Preliminary Plat Checklist" or "Final Plat Checklist" for final plats & replats**
- Performance contracts**: Two signed originals (N/A to preliminary plats)
- Construction plans to Public Works (N/A)

No recording fee for preliminary plats

Variance

- Letter to Community Development Director describing request & noting section(s) of the Regulations to which variance is requested
- Locator map*
- Original surveyor sealed legal description of the property (N/A to sidewalk variance requests)
- Editable digital copy of legal description (N/A to sidewalk variance requests)
- "Variance" or "Sidewalk Variance" worksheet** (N/A to variances requested in conjunction with planned developments)

Rezoning or Permanent Zoning

- Letter to Community Development Director stating reason for request, requested zoning district(s), & adjacent land uses & zoning
- Locator map*
- Original surveyor sealed legal description of the property
- Editable digital copy of legal description
- Completed "Statement of Intent" worksheet**, if planned district zoning is requested (N/A)

No fee for A-1 to R-1, or H-P zoning requests

Planned District Development Plan, Minor Amendment, or Major Amendment

- Letter to Community Development Director describing request
- 5 full-sized copies of development plan (No paper copies needed if plan sheets are 11"X17" or smaller)
- Digital .PDF copy of plan
- Completed "Development Plan Checklist" & "Preliminary Plat Checklist" (N/A to amendment requests)**
- Completed "Design Parameters" worksheet** (N/A to PUD plans or minor amendment requests)

Easement/Right-of-way(ROW) Vacation, New Easement Dedication

- Letter to Community Development Director describing request
- Locator map*
- Map showing area(s) to be vacated
- Original surveyor sealed legal description(s) of the area(s) to be vacated, & executable new easement document(s), if applicable
- Editable digital copy of legal description(s) for vacations, & dedications

Annexation Petitions (voluntary and annexation agreement)

- Letter to Community Development Director describing request, noting existing County zoning & requested City zoning district(s)
- Locator map*
- Original surveyor sealed legal description of the property
- Editable digital copy of legal description
- Annexation petition** (signed by all fees interest & notarized)
- Address verified by Building & Site Development (874-7474): House/unit #: _____ Street: _____ City: _____ State: _____
- Business name (if applicable) _____ Tax ID # _____

No rezoning or advertising fee for equivalent or lesser permanent zoning

*The Boone County Parcel Information Viewer provides internet access to locator maps & property deeds (<http://www.showmeboone.com/ASSESSOR/>).

**Forms are available online at http://www.gocolumbiamo.com/Planning/Zoning/application_forms.php.

2. Provide the following project & land use information for the subject property and immediate surroundings:

Plat/Plan Title (if applicable): Cobblestone Cottages	Case # from previously held concept review meeting (if applicable):
Location (e.g., distance from street intersection; include address, if applicable): Southeast corner of Route K & Old Plank Road	
Parcel ID#(s) (available at http://www.showmeboone.com/ASSESSOR/ , or from the Boone County Recorder's Office (phone: 573-886-4345): 20-200-00-00-021.0001	
Area (acres): 88.15	Current zoning: R-1
Current land use (note existing structures, if applicable): Vacant	Requested zoning (if applicable): PUD 4.0

3. Indicate existing service providers (required for rezoning & subdivision requests):

Sanitary sewer: City of Columbia	Electric: Boone Electric
Water: Consolidated Public Water Supply District #1	Fire protection: City of Columbia

4. Provide contact information for the property owner and applicant/agent/contract purchaser:

Owner: Thompkins Homes & Development Inc.	<input type="checkbox"/> Applicant/ <input checked="" type="checkbox"/> Agent/ <input type="checkbox"/> Contract purchaser: Tim Crockett
Owner's signature (required for rezoning & development plan requests):	Firm: Crockett Engineering
Address: 6000 S. Highway KK	Address: 2608 N. Stadium Blvd.
City/State/Zip: Columbia, MO 65203	City/State/Zip: Columbia, MO 65202
Phone:	Phone: 573-447-0292
Fax:	Fax:
E-mail:	E-mail: tim@crockettengineering.com

Fee Schedule:

Case Type	Processing	Advertising	Recording	Subtotal
Concept Review	N/A	N/A	N/A	\$0
Preliminary Plat	\$600 + \$10/lot	N/A	N/A	\$
Final Plat	\$400 + \$10/lot	N/A	24X36": \$69 1 st sheet + \$50/add.	\$
Replat	\$300 + \$10/lot		18X24": \$44 1 st sheet + \$25/add.	\$
Plat Vacation (abrogation)	\$300	N/A	N/A	\$
Variance	\$350	N/A	N/A	\$
Easement/ROW Vacation	\$350	N/A	Minimum \$30 (up to 3 sheets) + \$3/additional sheet	\$
Easement Dedication	N/A	N/A		\$
Permanent Zoning*				\$
Rezoning	0-2 ac: \$300	>10-15 ac: \$900	N/A	\$ 475
Development Plan	>2-5 ac: \$450	>15-20 ac: \$1200		\$
Major Plan Amendment	>5-10 ac: \$600	>20 ac: \$1,500		\$
Minor Plan Amendment	\$200	N/A	N/A	\$
Hearing Continuance	\$100	N/A	N/A	\$
Cellular Tower (new)	\$1500	N/A	N/A	\$
Cellular Tower (co-locate)	\$250	N/A	N/A	\$
Annexation petitions (voluntary or agreement)	\$250	N/A	N/A	\$

*- Fees apply only when permanent zoning is dissimilar to Boone County zoning

For office use:

48142

Case Description:							
Filing Deadline	Concept Review	Public Info Meeting	Council Res. (Annexations)	PZC Meeting	Council Res. (Prelim. Plats)	Council 1 st read	Council 2 nd & 3 rd read
Send postcard (Con Rev: meeting date; Pub Info: 1 wk after submittal)	Send staff comments (2 weeks after submittal)	Send ad & letters (20 days before PZC)	Receive revisions (1 wk after staff comments)	Send 2 nd review comments (1 wk after revisions received)	Send Annexation Council report (13 days before PZC)	Send PZC report (10 days before PZC)	Send Council report (10 days before 1 st read)
Verified complete (Sign & date):	Fees paid (Sign & date):		Ward:	Neighborhood Associations:			Historic structures over 50 years (Y/N):

CROCKETT
ENGINEERING CONSULTANTS
2608 North Stadium Boulevard
Columbia, Missouri 65202
(573) 447-0292

October 27, 2014

Pat Zenner
Director of Planning and Development
PO Box 6015
Columbia, MO 65205

Dear Zenner:

On behalf of Thompkins Construction, I would like to take this opportunity to submit the rezoning of an approximately 1.46 acre tract of land. The 1.46 acre area is additional acreage being added to the existing PUD at the southeast corner of Route K and Old Plank Road intersection being the new Cobblestone Cottages PUD Plan.

The property is currently zoned R-1 and is requested to be rezoned to PUD 4 (matching the existing PUD zoning). The development is to consist of single family residential.

I have also included with this letter the location map, original surveyor sealed legal description of property and the statement of intent worksheet along with a check made payable to the City of Columbia for the associated processing and advertising fees.

Please review our request and should you have questions or comments, please feel free to contact me anytime.

Sincerely,

Crockett Engineering Consultants, LLC



Tim Crockett PE

Boone County Internet Parcel Map

Prepared by the Boone County Assessor's Office, (573) 886-4262



ATTENTION!!

DISCLAIMER; READ CAREFULLY: These maps were prepared for the inventory of real property based on the utilization of deeds, plans, and/or supportive data. In addition, map files are frequently changed to reflect changes in boundaries, lot lines and other geographic features resulting from changes in ownership, development and other causes. The existence, dimension, and location of features, as well as other information, should not be relied upon for any purpose without actual field verification. The County of Boone makes no warranty of any kind concerning the completeness or accuracy of information contained on these maps and assumes no liability or responsibility for the use or reuse of these maps by persons not affiliated with Boone County. Use of these maps by any person not affiliated with Boone County constitutes agreement by the user to assume full liability and responsibility for the verification of the accuracy of information shown on these maps.



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Statement of Intent Worksheet

For office use:

Case #: 15-17	Submission Date: 10/27/14	Planner Assigned: SMITH
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Please provide the following information, which shall serve as the statement of intent for the proposed planned district zoning:

1. The uses proposed.

All allowed uses in District R-3

2. The maximum gross square feet of building floor area proposed. If PUD zoning is requested, indicate type(s) of dwelling units & accessory buildings, and maximum number of dwelling units & development density.

Dwellings shall be single-family detached, single-family attached, two-family and multi-family. Maximum density

3. The maximum building height proposed.

35'

4. The minimum percentage of the site to be maintained in open space, shown by the percent in landscaping and the percent left in existing vegetation.

5% existing vegetation

15% landscaping

Total: 20%

The following items only apply to PUD zoning requests:

5. The total number of parking spaces proposed and the parking ratio per dwelling unit.

Parking shall conform to the City of Columbia parking regulations.

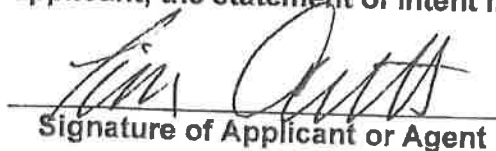
6. Any amenities proposed, such as swimming pools, golf courses, tennis courts, hiking trails or club houses.

Allowed amenities: Pool, clubhouse, shelter house.

7. A general description of the plan including minimum lot sizes, if applicable, minimum building setbacks from perimeter and interior streets, other property lines and minimum setbacks between buildings.

Minimal building setbacks shall be 20' from right-of-way lines

Note: At the discretion of the applicant, the statement of intent may include other aspects of the proposed development.


 Signature of Applicant or Agent

10/27/14
 Date

DESCRIPTION FOR PUD ZONING FOR THE GATES, PLAT NO. 2
GATES REAL ESTATE, LLC.
JOB #130285

OCTOBER 27, 2014

A TRACT OF LAND LOCATED IN SECTION 10, TOWNSHIP 47 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 968, PAGE 34 AND BEING TRACT 2 OF THE SURVEY RECORDED IN BOOK 2404, PAGE 56 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH RIGHT-OF-WAY LINE OF MISSOURI ROUTE K AT THE NORTHWEST CORNER OF SAID TRACT 2, WITH THE WEST LINE OF SAID TRACT 2, S 2°01'50"W, 195.67 FEET TO THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING, S 86°18'25"E, 95.48 FEET; THENCE S 73°01'45"E, 427.59 FEET; THENCE N 18°43'30"E, 105.58 FEET; THENCE N 9°15'20"W, 277.64 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID MISSOURI ROUTE K; THENCE ALONG SAID RIGHT-OF-WAY LINE, 21.06 FEET ALONG A 1462.39-FOOT RADIUS CURVE TO LEFT, SAID CURVE HAVING A CHORD, N 76°17'40"E, 21.06 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, S 10°47'45"E, 297.94 FEET; THENCE S 23°34'00"W, 250.13 FEET; THENCE N 17°57'25"W, 67.24 FEET; THENCE N 56°19'55"W, 52.75 FEET; THENCE S 76°58'30"W, 194.62 FEET; THENCE N 42°09'15"W, 252.20 FEET; THENCE S 65°42'55"W, 52.98 FEET TO THE WEST LINE OF SAID SURVEY; THENCE WITH SAID WEST LINE N 1°58'15"E, 59.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.54 ACRES.



DAVID T. BUTCHER, PLS-2002014095

10/27/14

DATE

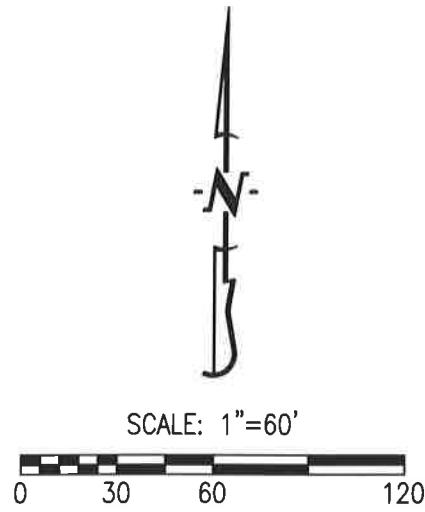


THE GATES, PLAT 2

ADDITION PUD ZONING EXHIBIT
OCTOBER 27, 2014

R = 1462.39'
L = 21.06'
CH= N 76°17'40"E
21.06'

MISSOURI ROUTE K



P.O.B.

S 2°01'50"W 195.67'

S 86°18'25"E 95.48'

N 1°58'15"E 59.39'

S 65°42'55"W 52.98'

1.54 ACRES

N 42°09'15"W 252.20'

S 76°58'30"W 194.62'

N 56°19'55"W 52.75'

N 1°51'25"W 67.24'

S 23°34'00"W 250.13'

N 18°43'30"E 105.58'

N 9°15'20"W 277.64'

S 10°47'45"E 297.94'

OAK PARK, PLAT 2 RECORDED IN PLAT BOOK 46, PAGE 36

TRACT 2 OF THE SURVEY RECORDED IN BOOK 2404, PAGE 56