

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B 371-14

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 1, 2014

Re: Tower Industrial Park, Lot 1 - M-P development plan request (Case 15-11)

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance, Exhibits to Resolution/Ordinance

Supporting documentation includes: Commission report (including locator maps, the development plan, and Design Parameters, 2009 rezoning ordinance & SOI, 1999 plat of Tower Industrial Park), and meeting excerpts

Executive Summary

If approved, the M-P (Planned Industrial District) development plan would allow for the construction of a 34,000 square foot warehouse/office/wholesale retail facility on the northwest corner of Prathersville Road and Tower Drive. (Case #15-11)

Discussion

The applicant is requesting approval of an M-P (Planned Industrial) development plan for a 30,000 square foot warehouse and associated 4,000 square foot wholesale/office building on 3.29 acres of land. The subject site was zoned M-P upon annexation into the city in 2009, and the proposed warehouse/wholesale/office use is permitted under the existing zoning designation.

The plan is consistent with the approved rezoning Statement of Intent and applicable M-P development standards contained within the City's Zoning Regulations. The accompanying Design Parameters include voluntary restrictions which further mitigate the development's potential impact on nearby residential uses. The maximum parking lot light pole height is limited to 15 feet along Prathersville Road, and the conceptual landscape plan exceeds City requirements by providing screening from single-family residential lots on the south side of Prathersville Road.

At its November 20, 2014 meeting, the Planning and Zoning Commission voted 6-0 to recommend approval of the requested development plan. Neither the Commission nor members of the public indicated concerns about the proposal.

A copy of the Commission report (including locator maps, the development plan, and Design Parameters, 2009 rezoning ordinance & SOI, 1999 plat of Tower Industrial Park), and meeting excerpts are attached.

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Fiscal Impact

Short-Term Impact: No new capital spending is expected within the upcoming 2 years as a result of this proposal.

Long-Term Impact: The development/redevelopment of this site may increase demands upon the adjacent streets, sanitary sewers, storm sewers, water and electric supply lines. The costs associated with meeting these demands will be offset by increased property and/or sales tax revenues and user fees.

Vision, Strategic & Comprehensive Plan Impact

Vision Impact: N/A

Strategic Plan Impact: N/A

Comprehensive Plan Impact: N/A


Suggested Council Action

Approval of the M-P development plan

Legislative History

N/A


Department Approved


City Manager Approved

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 371-14

AN ORDINANCE

approving the M-P Development Plan of Negwer Warehouse & Office Tower Industrial Park, Lot 1 located on the northwest corner of Prathersville Road and Tower Drive; 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 M-P Development Plan of Negwer Warehouse & Office Tower Industrial Park, Lot 1, as certified and signed by the surveyor on November 11, 2014, located on the northwest corner of Prathersville Road and Tower Drive. The Director of Community Development shall use the design parameters set forth substantially in the same form as "Exhibit A," which is attached to and made a part of this ordinance, as guidance when considering any future revisions to the M-P Development Plan.

SECTION 2. 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



**City of Columbia
Planning Department**

701 E. Broadway, Columbia, MO
(573) 874-7239 planning@gocolumbiamo.com

Design Parameters Worksheet

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Please provide the following information:

1. The minimum distance between any building and any adjacent property line or street right-of-way. **50 feet**
2. The minimum distance between the edge of any driveway, parking area, loading area, trash storage area and any adjacent property line or street right-of-way. **0 feet**
3. The maximum number of freestanding signs on the site, the maximum square footage of sign surface area and maximum height of each. **Signage will be placed on the building and shall be compliant with M-C requirements of the sign ordinance.**
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. (not applicable to **M-R** districts) **20%**
5. The maximum height and number of light poles and type of fixtures. **The maximum height of light poles along Prathersville Road will be 15 feet. Lights mounted on the side of the building will have a height of 25 feet and will comply with Chapter 29-31 of the zoning ordinances.**



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Commission report (including locator maps, the development plan, and Design Parameters, 2009 rezoning ordinance & SOI, 1999 plat of Tower Industrial Park), and meeting excerpts

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
November 20, 2014**

SUMMARY

A request by Diamond Capital Development Co., LLC (owner) for approval of an M-P (Planned Industrial District) development plan to be known as "Tower Industrial Park, Lot 1". The 3.29-acre subject site is located on the northwest corner of Prathersville Road and Tower Drive. (Case #15-11)

DISCUSSION

The applicant is requesting approval of an M-P (Planned Industrial) development plan for a 30,000 square foot warehouse and associated 4,000 square foot wholesale/office building on 3.29 acres of land. The subject site was zoned M-P upon annexation into the city in 2009, and the proposed warehouse/wholesale/office use is permitted under the existing zoning designation.

The property was platted in 1999 with additional right-of-way dedication and a 50-foot setback along Prathersville Road which accommodates future roadway improvements and provides additional buffering from nearby residential uses. All access to the development will be from Tower Drive, a private local non-residential street.

The plan is consistent with the approved rezoning Statement of Intent and applicable M-P development standards contained within the City's Zoning Regulations. The accompanying Design Parameters include voluntary restrictions which further mitigate the development's potential impact on nearby residential uses. The maximum parking lot light pole height is limited to 15 feet along Prathersville Road, and the conceptual landscape plan exceeds City requirements by providing screening from single-family residential lots on the south side of Prathersville Road.

RECOMMENDATION

Approval of the proposed M-P development plan and associated Design Parameters

ATTACHMENTS

- Locator aerial, utility and topographic maps
- M-P development plan
- Design Parameters
- 2009 rezoning ordinance & Statement of Intent
- 1999 final plat of Tower Industrial Park

SITE HISTORY

Annexation Date	2009
Existing Zoning District(s)	M-P (Planned Industrial District)
Land Use Plan Designation	Employment District
Subdivision/Legal Lot Status	Lot 1, Tower Industrial Park

SITE CHARACTERISTICS

Area (acres)	3.29 acres
Topography	Flat to gently sloping
Vegetation/Landscaping	Grassed open space
Watershed/Drainage	Cow Branch
Existing structures	None

SURROUNDING LAND USES

Orientation from site	Zoning	Land Use
North	City M-P	Undeveloped
South	County R-M (Multi-family Residential)	Single-family homes
East	City M-P	Undeveloped
West	County R-M	Boone County Fire Station & Undeveloped land

UTILITIES & SERVICES

Sanitary Sewer	City Public Works
Water	City Water & Light
Fire Protection	Columbia Fire Department
Electric	Boone Electric Cooperative

ACCESS

Prathersville Road	South side of site
Major Roadway Plan	Minor Arterial (Boone County maintained)
CIP Projects	None
Sidewalk	To be installed upon development

Tower Drive	East side of site
Major Roadway Plan	Local Non-residential (Privately maintained)
CIP Projects	None
Sidewalk	To be installed upon development

PARKS & RECREATION

Neighborhood Parks	N/A
Trails Plan	N/A

PUBLIC NOTIFICATION

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of a public information meeting, which was held on October 28, 2014.

Public Information Meeting Recap	Number of attendees: 1 Comments/concerns: Potential impacts of development on residences along south side of Prathersville Road
Neighborhood Association(s) Notified	None
Correspondence Received	None

Report prepared by Steve MacIntyre; approved by Patrick Zenner



15-11: Lot 1, Tower Industrial Park M-P Development Plan



City of Columbia Zoning



Boone County Zoning

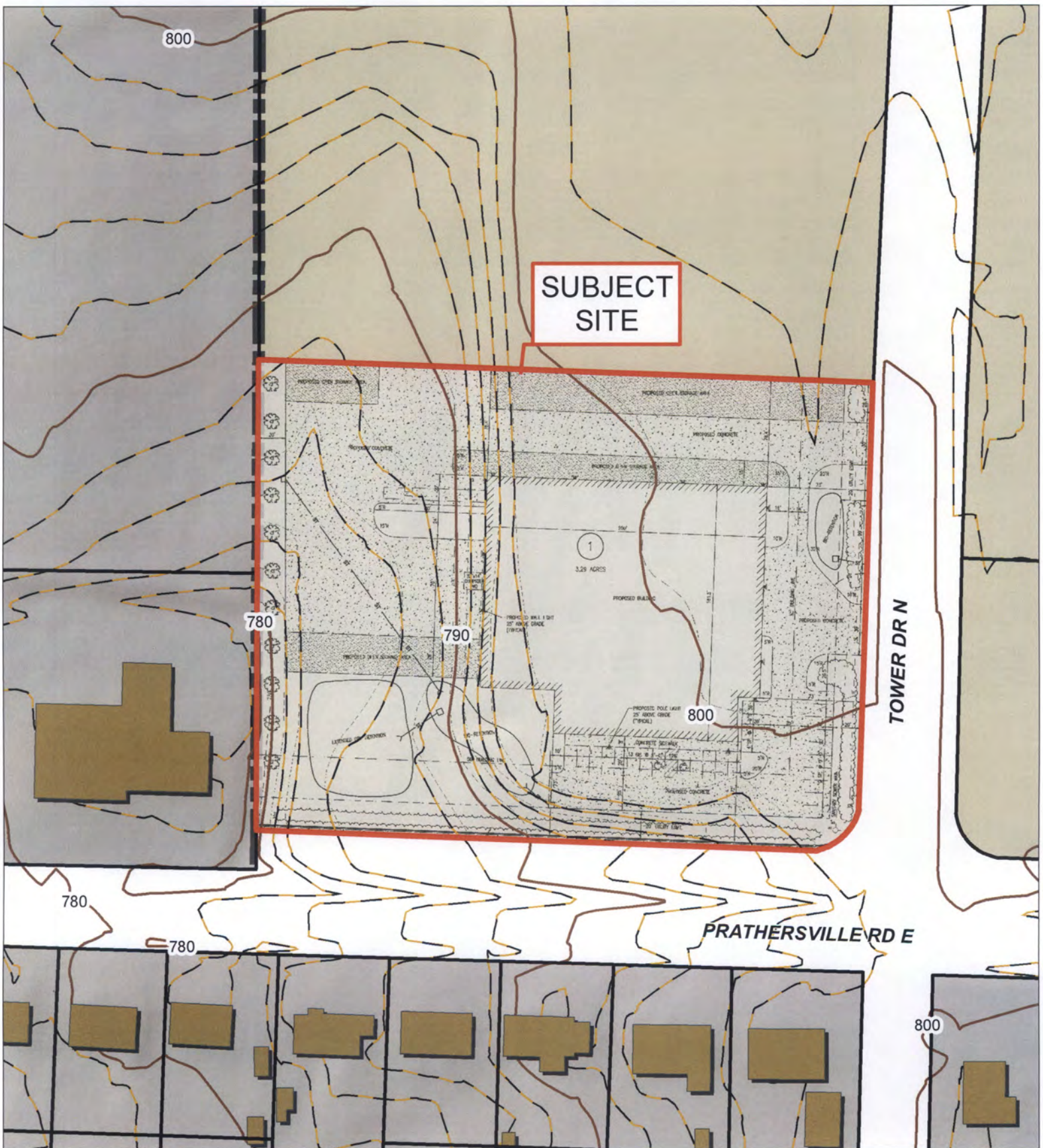


Parcels



Columbia City Limit





15-11: Lot 1, Tower Industrial Park M-P Development Plan



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



Columbia City Limit



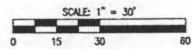
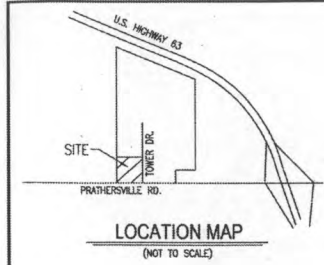


15-11: Lot 1, Tower Industrial Park M-P Development Plan



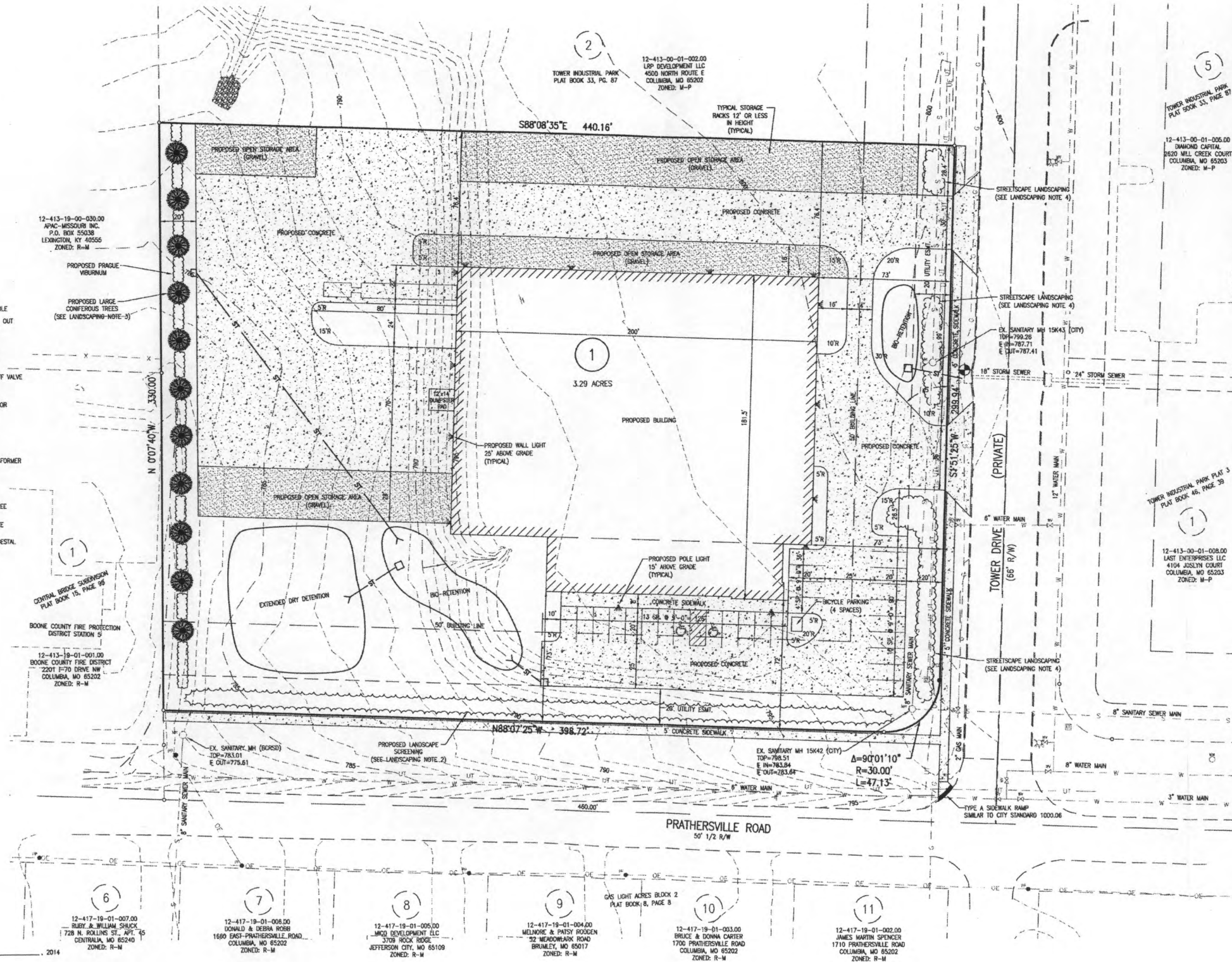
- | | | |
|------------------------------|-------------------------|-----------------------|
| ● BCRSD | — BCRSD | ■ Building Footprint |
| ● City Sanitary Structure | — City Sanitary Line | □ Parcels |
| ● Private Sanitary Structure | — Private Sanitary Line | ■ Columbia City Limit |





LEGEND

- IRON PIPE (UNLESS NOTED OTHERWISE)
- EXISTING CONTOURS
- STORM SEWER
- UNDERGROUND TELEPHONE
- SANITARY SEWER
- WATERLINE
- GAS LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- CABLE TV
- FENCE
- FLOWLINE
- PROP. SANITARY SEWER
- PROP. WATERLINE
- PROP. UND. ELECTRIC
- PROP. GAS LINE
- PROP. STORM SEWER
- PROP. WALL LIGHT
- PROP. POLE LIGHT
- SANITARY MANHOLE
- SANITARY CLEAN OUT
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- WATER BLOW OFF VALVE
- POWER POLE
- GUY WIRE ANCHOR
- LIGHT POLE
- GAS VALVE
- GAS METER
- ELECTRIC TRANSFORMER
- SIGN
- BENCHMARK
- CONFEROUS TREE
- DECIDUOUS TREE
- TELEPHONE PEDESTAL



OWNER

DIAMOND DEVELOPMENT CO., LLC
5800C NORTH TOWER DRIVE
COLUMBIA, MO 65202
573-442-1113

SITE DATA

AREA = 3.29 ACRES
ZONING = M-P

PROPERTY DESCRIPTION

TOWER INDUSTRIAL PARK, LOT 1

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE BOONE COUNTY FIRM MAP PANEL # 29019C01650, DATED 5/17/2011.

STREAM BUFFER

AS PER U.S.D.S. GUIDANCE MAP "BROWNS", THIS PLAN IS NOT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER REQUIREMENTS OF ARTICLE X ACCORDING TO CHAPTER 12A-232 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

PARKING INFORMATION

WAREHOUSE (30,000 S.F.) @ 1 SPACE/2000 S.F. = 15 SPACES
WHOLESALE/OFFICE AREA (4,000 S.F.) @ 1 SPACE/1000 S.F. = 4 SPACES
TOTAL REQUIRED = 19 SPACES
TOTAL PROVIDED INCLUDING 2 H.C. = 29 SPACES
BICYCLE SPACES = 4 PROVIDED

LANDSCAPING

- PERCENT LANDSCAPING AND OPEN SPACE = 23.3%
- SCREENING ALONG PRATHERSVILLE ROAD SHALL BE PRUNED VIBURNUMS AT 10' O.C. TO CONFORM TO SCREENING REQUIREMENTS OF SECTION 29-25 OF THE CITY OF COLUMBIA ZONING ORDINANCES.
- CONFEROUS TREES SPACED AT 25'-35' WITH PRUNED VIBURNUMS AT 10' O.C. IN BETWEEN TREES PROPOSED FOR WEST BOUNDARY AND IS INTENDED TO MEET SCREENING REQUIREMENTS OF SECTION 29.19.1(4)(b).
- LANDSCAPING ALONG TOWER DRIVE SHALL MEET REQUIREMENTS OF SECTION 29-25(4)(3) OF THE ZONING ORDINANCES OF THE CITY OF COLUMBIA.

SIGNAGE

SIGNAGE SHALL BE LOCATED ON THE BUILDING AND WILL MEET M-1 AND M-C ZONING DISTRICT REQUIREMENTS OF SECTION 29-25.1 OF THE CITY OF COLUMBIA SIGN ORDINANCE.

LIGHTING

LIGHTING SHALL MEET REQUIREMENTS OF SECTION 29-30.1 OF THE ZONING ORDINANCES OF THE CITY OF COLUMBIA.

SITE LAYOUT PLAN
NEGWER WAREHOUSE & OFFICE
TOWER INDUSTRIAL PARK, LOT 1
COLUMBIA, MISSOURI

REVISED:
10-29-2014
11-11-2014

11/11/2014

ALLSTATE
CONSULTANTS
311 LEXINGTON INDUSTRIAL BLVD.
COLUMBIA, MO 65201
(573) 875-8799
ENGINEERING • PLANNING • SURVEYING • GEOTECHNICAL • INVESTIGATIVE

REUSE OF THIS DRAWING IN ANY MANNER IS STRICTLY PROHIBITED WITHOUT THE WRITTEN APPROVAL OF ALLSTATE CONSULTANTS, LLC

DATE
10-13-2014

JOB NUMBER
14158.01

SCALE
AS SHOWN

SHEET

1

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

DR. RAMAY FURU, CHAIRPERSON

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

ROBERT McDAVID, MAYOR

SHEILA AMIN, CITY CLERK

I:\2014\14158.01\DWG\TOWER LOT 1 SITE PLAN.dwg, SITE LAYOUT, 11/11/2014 3:38:01 PM



**City of Columbia
Planning Department**

701 E. Broadway, Columbia, MO
(573) 874-7239 planning@gocolumbiamo.com

Design Parameters Worksheet

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Please provide the following information:

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2. The minimum distance between the edge of any driveway, parking area, loading area, trash storage area and any adjacent property line or street right-of-way. **0 feet**
3. The maximum number of freestanding signs on the site, the maximum square footage of sign surface area and maximum height of each. **Signage will be placed on the building and shall be compliant with M-C requirements of the sign ordinance.**
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. (not applicable to **M-R** districts) **20%**
5. The maximum height and number of light poles and type of fixtures. **The maximum height of light poles along Prathersville Road will be 15 feet. Lights mounted on the side of the building will have a height of 25 feet and will comply with Chapter 29-31 of the zoning ordinances.**

Introduced by Hindman
First Reading 8-17-09 Second Reading 9-8-09
Ordinance No. 020396 Council Bill No. B 247-09

020396

Ordinance 020396
Filed for Clerk's Office

AN ORDINANCE

extending the corporate limits of the City of Columbia, Missouri, by annexing property located on the east and west sides of North Tower Drive, northwest of the Prathersville Road and U.S. Highway 63 interchange; directing the City Clerk to give notice of the annexation; placing the property annexed in District M-P; 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 finds that verified petitions were filed with the City on June 23, 2009, requesting the annexation of land which is contiguous and compact to the existing corporate limits of the City and which is described in Section 4 of this ordinance. The petitions were signed by W. Craig Simon, a representative of Diamond Capital Development, LLC, the owner of the fee interest of record in the land proposed to be annexed. A public hearing was held concerning this matter on August 17, 2009. Notice of this hearing was published more than seven days prior to the hearing in a newspaper of general circulation qualified to publish legal matters. At the public hearing all interested persons, corporations and political subdivisions were permitted to present evidence regarding the proposed annexation.

SECTION 2. The Council determines that the annexation is reasonable and necessary to the proper development of the City and that the City has the ability to furnish normal municipal services to the area to be annexed within a reasonable time.

SECTION 3. The Council determines that no written objection to the proposed annexation has been filed within fourteen days after the public hearing.

SECTION 4. The City Council hereby extends the city limits by annexing the land described in Section 1-11.207 of the Code of Ordinances of the City of Columbia, Missouri, which is hereby added to Chapter 1 of the City Code and which reads as follows:

Section 1-11.207. September, 2009 Extension of Corporate Limits.

The corporate limits of the City of Columbia shall include the following land:

LOTS ONE (1), TWO (2), THREE (3) AND FIVE (5) OF TOWER INDUSTRIAL PARK, A SUBDIVISION LOCATED IN BOONE COUNTY; MISSOURI, AS SHOWN BY THE PLAT THEREOF RECORDED IN PLAT BOOK 33, PAGE 87, RECORDS OF BOONE COUNTY, MISSOURI.

SECTION 5. The City Clerk is hereby authorized and directed to cause three certified copies of this ordinance to be filed with the Clerk of Boone County, Missouri and three certified copies with the Assessor of Boone County, Missouri. The City Clerk is further authorized and directed to forward to the Missouri Department of Revenue, by registered or certified mail, a certified copy of this ordinance and a map of the City clearly showing the area annexed to the City.

SECTION 6. The property described in Section 4 is in the Second Ward.

SECTION 7. The Zoning District Map established and adopted by Section 29-4 of the Code of Ordinances of the City of Columbia, Missouri, is hereby amended so that the property described in Section 4 will be zoned and become a part of District M-P (Planned General Industrial District). Hereafter the property may be used for all permitted uses in Districts C-3, M-C, M-R and M-1 with the exception of the following uses:


Permitted uses in District R-3
Automobile wrecking or junkyards
Chick hatcheries

The statement of intent, marked "Exhibit A," is attached to and made a part of this ordinance.

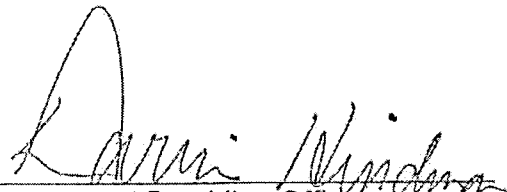
SECTION 8. This ordinance shall be in full force and effect from and after its passage.

PASSED this 8th day of September, 2009.

ATTEST:




City Clerk



Mayor and Presiding Officer

APPROVED AS TO FORM:



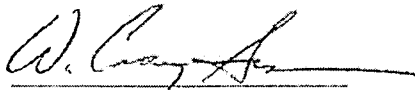
City Counselor

Statement of Intent

Lots 1, 2, and 3 Tower Industrial Park

In accordance with Section 29-19.1(e) of the zoning ordinance (requirements to establish a M-P (Planned Industrial District) zoning district) the following Statement of Intent is submitted and intended to serve as the broad guidelines governing development of the above referenced lots within Towner Industrial Park.

1. The proposed uses for the subject property are to include the following:
 - a. All uses identified as "Permitted Uses" within the M-C, M-R, and C-3 (except those uses permitted in district R-3) zoning districts.
 - b. All uses identified as "Permitted Uses" within the M-1 zoning district; except the following:
 - i. Automobile wrecking or junk yards
 - ii. Chick hatchers
2. The maximum gross square feet of building floor area permitted on the above referenced lots shall be limited as follows:
 - a. Lot 1 - 57,000 square feet
 - b. Lot 2 - 60,000 square feet
 - c. Lot 3 - 192,000 square feet
3. No maximum building height shall be established (as is permitted within the M-P or other industrial districts); however, height will be determined on a case-by-case basis as individual development plans are submitted for review and approval. For every 1-foot in height above 45-feet an additional 1-foot of setback from all property lines shall be required in addition to the required setback.
4. The minimum percentage of the site to be left in open space shall be 15 percent. Such percentage is in addition to the required parking lot landscaping provision of Section 29-25 of the zoning ordinance.

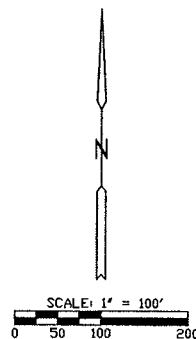
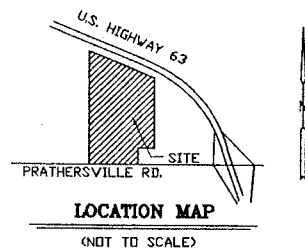


W. Craig Simon, PE
Diamond Capital Development, LLC

ORIGINAL

REVISED

7/14/09



BEARINGS ARE REFERENCED TO
GRID AZIMUTH FROM GRS STATION
80-01 TO STATION 80-01A.

LEGEND

- IRON PIPE
- EXISTING 1/2" IRON PIPE
- (UNLESS OTHERWISE NOTED)
- S SET 1/2" IRON PIPE
- x-x FENCE
- REC RECORD MEASUREMENT
- IP IRON PIPE
- R/W RIGHT-OF-WAY
- PERMANENT MONUMENT
- DHx DRILL HOLE W/CHISELED '+'

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR
FLOOD PLAIN AS SHOWN BY BOONE COUNTY FIRM MAP
COMMUNITY PANEL NO. 290034 0086 B

NOTES

1. THIS IS A CLASS 'C' SURVEY (URBAN PROPERTY).
2. RECORD TITLE INFORMATION WAS PROVIDED BY BOONE-CENTRAL
TITLE COMPANY, COMMITMENT NO. C7542 98-6969 18-524,
DATED: SEPTEMBER 22, 1998.
3. THIS TRACT MAY BE SUBJECT TO THE ELECTRIC EASEMENT
RECORDED IN BOOK 218, PAGE 129.
4. THIS TRACT MAY BE SUBJECT TO THE 20' AND 50' WIDE
WATER LINE EASEMENTS RECORDED IN BOOK 494, PAGES
105 & 106, THE CENTERLINE THEREOF 'TO BE LOCATED AS INSTALLED'.
5. ALL IRONS ARE TO BE SET AFTER CONSTRUCTION UNLESS OTHERWISE NOTED.
6. ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS.
7. PERMANENT MONUMENTS ARE TO BE SET AFTER STREET CONSTRUCTION IS
COMPLETE.

APPROVED BY THE BOONE COUNTY PLANNING AND ZONING COMMISSION THIS 15th DAY OF
April, 1999.

Keith Kirkpatrick
KEITH KIRKPATRICK, CHAIRMAN

RECEIVED AND ACCEPTED BY THE BOONE COUNTY COMMISSION THIS 2nd DAY OF DECEMBER,
1999.

Don Stammer
DON STAMMER, PRESIDING COMMISSIONER
Wendy S. Noren
WENDY S. NOREN, COUNTY CLERK

NATHAN\WORKAREA\CENTRAL BRIDGE\TOWER, 03/19/99, at: 9:50am REVISED: APRIL 2, 1999 REVISED: OCTOBER 18, 1999

TOWER INDUSTRIAL PARK

22 MARCH 1999

KNOW ALL MEN BY THESE PRESENTS

W. CRAIG SIMON AND MICHELLE M. SIMON, HUSBAND AND WIFE, BEING SOLE OWNERS OF THE
DESCRIBED TRACT, HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, W. CRAIG SIMON AND MICHELLE M. SIMON HAVE CAUSED THESE PRESENTS
TO BE SIGNED.

EASEMENTS, OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO
PUBLIC USE, FOREVER.

TOWER COURT AND THE 50'-FOOT HALF RIGHT-OF-WAY FOR PRATHERSVILLE ROAD ARE HEREBY
DEDICATED FOR PUBLIC USE, FOREVER.

W. Craig Simon
W. CRAIG SIMON

Michelle M. Simon
MICHELLE M. SIMON

STATE OF MISSOURI
COUNTY OF BOONE } SS

ON THIS 19th DAY OF October, IN THE YEAR 1999, BEFORE ME, DONNA M. LACY, A NOTARY
PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED W. CRAIG SIMON AND MICHELLE M.
SIMON, HUSBAND AND WIFE, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN
FINAL PLAT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES
THEREIN STATED.

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 19th DAY OF October, 1999.

Donna M. Lacy
DONNA M. LACY

NOTARY PUBLIC
MY COMMISSION EXPIRES OCTOBER 30, 1998

CERTIFICATION

A TRACT OF LAND LOCATED IN THE EAST HALF OF THE NORTHWEST FRACTIONAL QUARTER OF
SECTION 19, TOWNSHIP 49 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 19-49-12; THENCE WITH THE NORTH-SOUTH QUARTER
SECTION LINE, N0°05'45"W, 254.80 FEET TO THE NORTHEAST CORNER OF THE SURVEY RECORDED
IN BOOK 564, PAGE 895, THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, LEAVING SAID SECTION LINE AND WITH THE LINES OF
SAID SURVEY, N88°07'45"W, 210.66 FEET; THENCE S0°07'00"E, 254.79 FEET TO THE EAST-WEST
QUARTER SECTION LINE; THENCE LEAVING THE LINES OF SAID SURVEY AND WITH SAID QUARTER
SECTION LINE, N88°07'25"W, 1004.18 FEET TO THE SOUTHEAST CORNER OF CENTRAL BRIDGE
SUBDIVISION, RECORDED IN PLAT BOOK 15, PAGE 95; THENCE LEAVING SAID QUARTER SECTION
LINE AND WITH THE EAST LINE OF SAID SUBDIVISION AND THE EAST LINE OF THE SURVEY
RECORDED IN BOOK 497, PAGE 176, N0°07'40"W, 1860.00 FEET TO THE NORTHEAST CORNER OF
SAID SURVEY AND THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 63; THENCE WITH SAID
RIGHT-OF-WAY, S52°03'20"E, 198.85 FEET; THENCE S55°54'15"E, 690.02 FEET; THENCE
S63°15'15"E, 111.02 FEET; THENCE S50°20'50"E, 502.02 FEET; THENCE S45°00'00"E, 3.77 FEET
TO THE NORTHWEST CORNER OF TRACT 1 OF THE SURVEY RECORDED IN BOOK 994, PAGE 427
AND THE NORTH-SOUTH QUARTER SECTION LINE; THENCE LEAVING SAID RIGHT-OF-WAY AND WITH
SAID QUARTER SECTION LINE, S0°05'45"E, 762.90 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS

A TRACT OF LAND LOCATED IN THE EAST HALF OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION
19, TOWNSHIP 49 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI, BEING THE TRACT SHOWN
BY THE SURVEY RECORDED IN BOOK 1457, PAGE 49, AND BEING DESCRIBED BY THE WARRANTY
DEED RECORDED IN BOOK 1458, PAGE 157, ALL OF THE RECORDS OF BOONE COUNTY, AND
CONTAINING 39.19 ACRES

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

SURVEY AND PLAT BY ALLSTATE CONSULTANTS, PC

Nathan D. Lacy
NATHAN D. LACY L.S. 2538
DATE: 10-11-99

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 18th DAY OF October, 1999.

Donna M. Lacy
DONNA M. LACY

NOTARY PUBLIC
MY COMMISSION EXPIRES OCTOBER 30, 1998

STATE OF MISSOURI
COUNTY OF BOONE } SS

DOC. NO. 30228

I, THE UNDERSIGNED RECORDER OF DEEDS FOR SAID COUNTY AND STATE DO HEREBY CERTIFY
THAT THE FOREGOING INSTRUMENT OF WRITING WAS FILED FOR RECORD IN MY OFFICE ON THE
12 DAY OF DECEMBER, 1999, AT 11 O'CLOCK 38 MINUTES AM AND IS
TRULY RECORDED IN PLAT BOOK 33, PAGE 87.

WITNESS MY HAND AND OFFICIAL SEAL ON THE DAY AND YEAR AFORESAID

BETTIE JOHNSON
RECORDER OF DEEDS

Nora Dietzel
BY NORA DIETZEL
DEPUTY

FINAL PLAT, TOWER INDUSTRIAL PARK

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
NOVEMBER 20, 2014

Case No. 15-11

A request by Diamond Capital Development Co., LLC (owner) for approval of an M-P (Planned Industrial District) development plan to be known as “Tower Industrial Park, Lot 1”. The 3.29-acre subject site is located on the northwest corner of Prathersville Road and Tower Drive.

MR. REICHLIN: May we have the staff report, please.

Staff report was given by Mr. Steve MacIntyre of the Planning and Development Department. Staff recommends approval of the M-P development plan and design parameters.

MR. REICHLIN: Are there any questions of the staff? Seeing none. We'll open the public hearing.

PUBLIC HEARING OPENED

MR. SIMON: Good evening, my name is Craig Simon. I live at 2620 Mill Creek Court. I'm also president of Professional Contractors and Engineers. We occupy the existing industrial building across the street from the proposed development. We are very encouraged by the intended use. We think it fits well within the original intent when Tower Industrial was planned and developed, if my memory serves me, almost 15 years ago. And so we're very pleased to see this potential development and strongly in favor of this particular use. Thank you.

MR. REICHLIN: Are there any questions of this speaker? Seeing none. Thank you very much. Is there anybody else wishing to speak on this matter? Seeing no one. Close the public hearing.

PUBLIC HEARING CLOSED

MR. REICHLIN: Comments of Commissioners, please? Go ahead, Mr. Lee.

MR. LEE: It was approved by the staff and it seems pretty straightforward and I intend to support it.

MR. REICHLIN: Anybody else? Well, that said, I'll entertain a motion.

MR. LEE: I'll make a motion to approve Case No. 15-11, a request by Diamond Capital Development LLC, owner, for approval of an M-P (Planned Industrial District) development plan to be known as the “Tower Industrial Park, Lot 1”.

MR. STANTON: Second.

MR. REICHLIN: Mr. Stanton seconds. We'll take a roll call, please.

MR. STRODTMAN: Yes, sir.

Roll Call Vote (Voting “yes” is to recommend approval.) Voting Yes: Mr. Reichlin, Mr. Stanton, Mr. Strodtman, Ms. Russell, Ms. Burns, Mr. Lee. Motion carries 6-0.

MR. STRODTMAN: A recommendation for approval will be forwarded to City Council.

MR. REICHLIN: Thank you, Mr. Secretary. Moving right along, we'll entertain comments of the public.