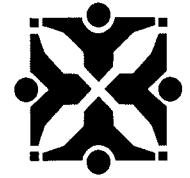


City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B 2-15

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: 1/5/2015

Re: Bellwood, Plat No. 6 - Final Plat (Case #14-136)

Documents Included With This Agenda Item

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

Supporting documentation includes: Maps, Plats and Plans

Executive Summary

Approval of this request will result in the creation of a 65-lot final major plat on R-1 (One-family Dwelling District) zoned land, to be known as "Bellwood, Plat No. 6".

Discussion

The applicant is requesting approval of a 65-lot final plat containing 37.40 acres of R-1 zoned land located within the Bellwood development. The plat represents the sixth phase of the Bellwood development and the last of the unplatted property associated with the previously approved preliminary plat.

The site will connect to the developed portion of Bellwood to the east through the extension of McMickle Drive, which at this time provides the only means of ingress and egress into this phase of development. Additional ingress and egress will be obtained upon development of property to the south when Perche Ridge Drive is extended from its current terminus. The plat also will result in the dedication of Lot C2 as a trail easement, which provides a connection from McMickle Drive to Strawn Park to the north, and would permit the City to construct a trail across the common lot in the future if so desired.

Staff finds that the submitted plat substantially conforms with the associated preliminary plat, and meets all technical zoning and subdivision requirements.

Fiscal Impact

Short-Term Impact: Limited short-term impact. All infrastructure placement will be at the expense of the applicant.

Long-Term Impact: Long-term costs include public infrastructure maintenance (e.g., adjacent roads, sewer, water) and demands for services (e.g. public safety). Costs associated with long-term impacts will be offset by additional tax and fee revenues.

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Transportation

Strategic Plan Impact: Infrastructure

Comprehensive Plan Impact: Mobility, Connectivity, and Accessibility

Suggested Council Action

Approval of the final plat for "Bellwood, Plat No. 6".

Legislative History

Res. #149-06A (7/3/2006): Approved preliminary plat for "Bellwood".

Ord. #19097 (7/3/2006): Approved annexation and rezoning to R-1.



Department Approved



City Manager Approved

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 2-15

AN ORDINANCE

approving the Final Plat of Bellwood, Plat No. 6, a major subdivision; accepting the dedication of rights-of-way and easements; authorizing a performance contract; 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 Bellwood, Plat No. 6, as certified and signed by the surveyor on December 4, 2014, a major subdivision located north of West Broadway, west of North Strawn Road and west of the terminus of McMickle Drive, containing approximately 37.40 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. The City Manager is hereby authorized to execute a performance contract with Beacon Street Properties, LLC in connection with the approval of the Final Plat of Bellwood, Plat No. 6. The form and content of the contract shall be substantially as set forth in "Exhibit A" attached hereto.

SECTION 4. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2015.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

PERFORMANCE CONTRACT

This contract is entered into on this day _____ of _____, 2014 between the City of Columbia, MO ("City") and **Beacon Street Properties, LLC.** ("Subdivider").

City and Subdivider agree as follows:

1. Subdivider shall construct, erect and install all improvements and utilities required in connection with the final plat of **Bellwood Plat No. 6**, including sidewalks and all improvements and utilities shown on the plat and related construction plans, within 36 months after the City Council approves the plat.
2. If street, utility or other construction of public improvements should occur on or adjacent to land in the subdivision at the initiative of the City Council, as benefit assessment projects, Subdivider agrees to bear Subdivider's equitable and proportionate share of construction costs, as determined by such assessments.
3. No utility service connections or occupancy permits shall be issued to the Subdivider or to any other person for any structure on land in the subdivision unless and until improvements have been constructed, erected and installed in the structure and upon the lot or lots on which the structure is situated in accordance with all applicable ordinances, rules and regulations of the City.
4. No occupancy permit shall be issued to the Subdivider or any other person for any structure constructed on land in the subdivision unless the street and sidewalk adjacent to the structure have been completed in compliance with the City's Standard Street Specifications.
5. City may construct, erect or install any improvement or utility not constructed, erected or installed by Subdivider as required by this contract. City may perform such work using City employees or City may contract for performance of the work. Subdivider shall reimburse City for all costs and expenses incurred by City in connection with the construction, erection, or installation of improvements in utilities under this paragraph. Subdivider agrees to pay City all expenses and costs, including reasonable attorneys' fees, incurred by the City in collecting amounts owed by Subdivider under this paragraph.
6. City shall not require a bond or other surety to secure the construction of the improvements and utilities required in connection with the final plat.
7. The obligations of Subdivider under this contract shall not be assigned without the express consent of the City Council.

8. The remedies set forth in this contract are not exclusive. City does not waive any other remedies available to enforce Subdivider's obligations under this contract or to recover damages resulting from Subdivider's failure to perform its obligations under this contract.
9. This contract is not intended to confer any rights or remedies on any person other than the parties.

IN WITNESS WHERE OF, the parties have executed this contract on the day and year first above written.

CITY OF COLUMBIA, MISSOURI

BY: _____
Mike Matthes, City Manager

ATTEST:

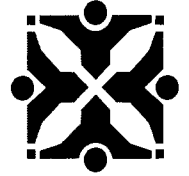
Sheela Amin, City Clerk

APPROVED AS TO FORM:

Nancy Thompson, City Counselor

Beacon Street Properties, LLC

BY: Scott Janning



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

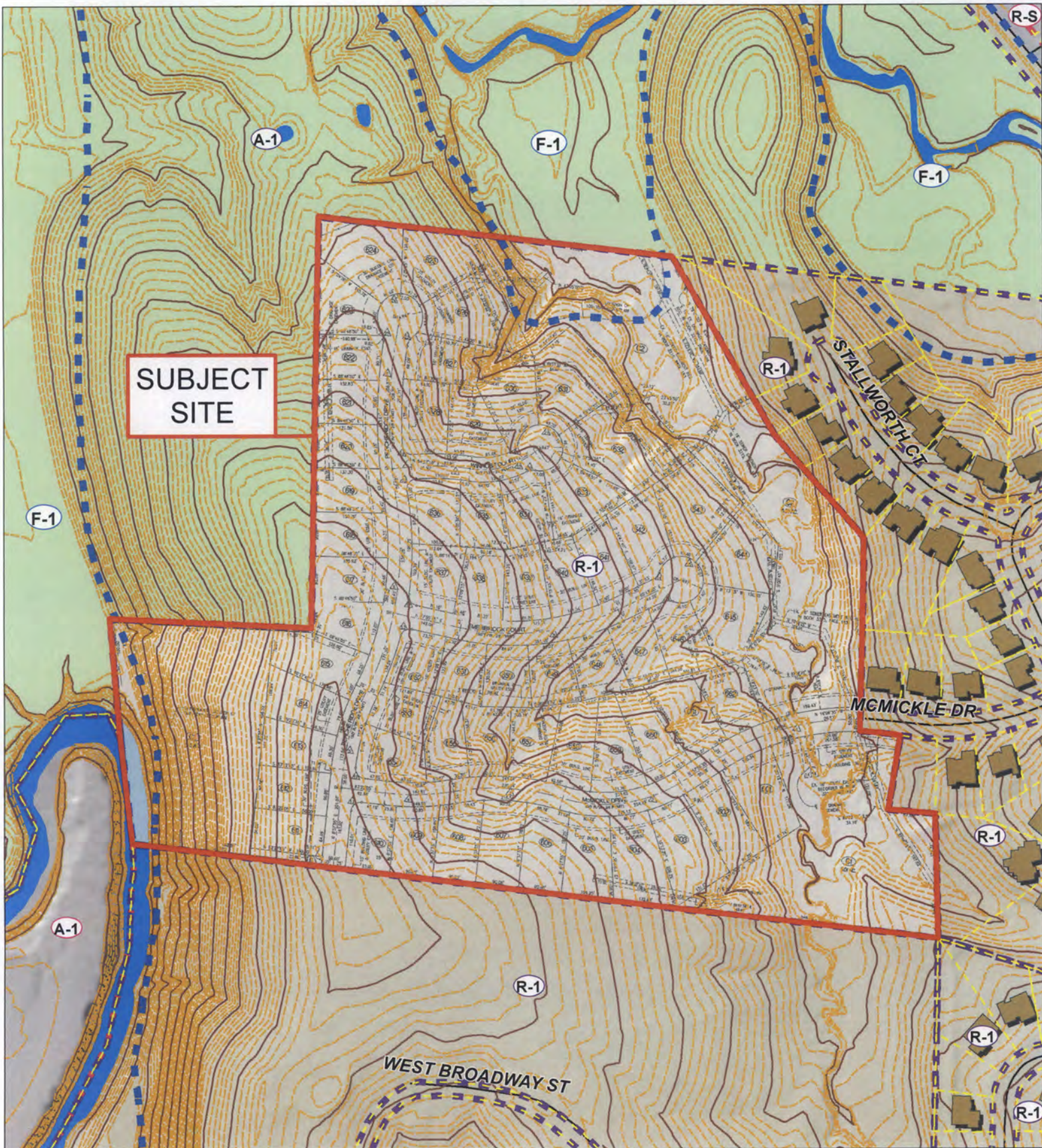
Maps, Plats and Plans

**SUBJECT
SITE**

14-136: Bellwood Plat 6 Final Major Plat

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

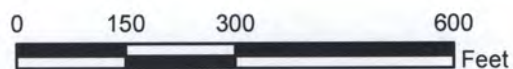
0 150 300 600
Feet



14-136: Bellwood Plat 6 Final Major Plat



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



FINAL PLAT BELLWOOD, PLAT No. 6

A MAJOR SUBDIVISION LOCATED IN THE SOUTH HALF OF
SECTION 8, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
JULY 14, 2014



LOCATION MAP

- LEGEND:**
- E EXISTING
 - S SET
 - 1/2" IRON PIPE
 - (UNLESS NOTED OTHERWISE)
 - STONE
 - PERMANENT MONUMENT
 - (5/8") IRON W/ ALUMINUM CAP
 - (M) MEASURED DISTANCE
 - (R) RECORDED DISTANCE
 - (C) CROWN LINE
 - (H) HOLE
 - (W) CHISELED

SCALE: 1"=100'

BEARINGS ARE REFERENCED TO THE
WEST LINE OF TRACT 4 OF THE SURVEY
RECORDED IN BOOK 2631, PAGE 74.

NOTES:

1. A PORTION OF THIS TRACT IS LOCATED IN THE 100-YEAR
FLOOD PLAIN AS SHOWN BY BOONE COUNTY FLOOD PLAIN
MAP (#2010102200), DATED MARCH 17, 2011.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR
URBAN PROPERTY AS SET FORTH BY MISSOURI BOARD RULE
20 CSR 200-10.000(220).
3. RECORD TITLE INFORMATION WAS PROVIDED BY
BOONE-CENTRAL TREE COMPANY, FILE NO. 0510066, DATED
JULY 12, 2005.
4. THIS TRACT IS NOT REGULATED BY THE STREAM BUFFER
REGULATIONS IN SECTION 130A-200A ARTICLES 2 OF THE
CITY OF COLUMBIA CODE OF ORDINANCES. IT WAS
PRELIMINARILY PLATTED PRIOR TO THE ORDINANCE BEING IN
EFFECT. (UNDESIRABLE DRAINAGE)
5. LOT C2 AND C3 ARE INTENDED TO BE COMMON LOTS
DEDICATED TO THE HOMEOWNERS ASSOCIATION. THEY WILL
SOME AS ACCESS TO THE PARK PROPERTY TO THE NORTH
AND WEST OF THIS SUBJECT PROPERTY.
6. ALL OF LOT C3 IS HEREBY DEDICATED TO THE CITY OF
COLUMBIA AS A GREENSPACE AND TRAIL EXEMPT. THIS
IS NOT EXCLUSIVE AND WILL BE OWNED BY THE
HOMEOWNERS ASSOCIATION.

SHEET 2 OF 3
SHEET 3 OF 3

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

ROBERT MADRICH, MAYOR
SHEILA ANN, CITY CLERK



CERTIFICATION

I HEREBY CERTIFY THAT IN JULY 2014, I COMPLETED A SURVEY AND SUBDIVISION FOR BEACON
STREET PROPERTIES, LLC OF A TRACT OF LAND LOCATED IN THE SOUTH HALF OF SECTION 8,
TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF
TRACT 4 OF THE SURVEY RECORDED IN BOOK 2631, PAGE 74 AND DESCRIBED BY THE WARRANTY
DEED RECORDED IN BOOK 4321, PAGE 73 AND BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 8 AS SHOWN ON THE SURVEY RECORDED IN BOOK
2587, PAGE 22 AND THE NORTHEAST CORNER OF SAID TRACT 1 WITH THE NORTH LINE OF SAID
SOUTHEAST QUARTER, S 87°29'30" E, 745.13' FEET TO THE NORTHWEST CORNER OF BELLWOOD PLAT
NO. 1, RECORDED IN PLAT BOOK 41, PAGE 32; THENCE LEAVING THE NORTH LINE OF SAID
SOUTHEAST QUARTER AND WITH THE WEST LINE OF SAID BELLWOOD PLAT NO. 1, S 89°02'00"
412.13' FEET; THENCE S 41°53'30" E, 279.89' FEET; THENCE S 17°42'00" E, 348.88' FEET TO THE
SOUTH RIGHT-OF-WAY LINE OF MARSHVILLE DRIVE, THENCE WITH SAID RIGHT-OF-WAY LINE AND
CONTINUING WITH THE LINES OF SAID PLAT 1, 78.08' FEET ALONG A 500.00'-FOOT RADIUS,
NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 84°21'45" E, 75.89' FEET;
THENCE LEAVING 7.71' FEET ALONG A 550.00'-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE
HAVING A CHORD S 87°24'25" E, 7.71' FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND
CONTINUING WITH THE LINES OF SAID PLAT 1, S 91°13'30" E, 153.40' FEET; THENCE S 84°46'40" E,
17.80' FEET; THENCE S 17°53'00" E, 244.34' FEET; THENCE S 17°43'30" E, 12.24' FEET; THENCE
LEAVING THE WEST LINE OF SAID PLAT 1, N 87°22'00" E, 108.53' FEET TO THE SOUTHWEST
CORNER OF TRACT 4 OF SAID SURVEY RECORDED IN BOOK 2631, PAGE 74; THENCE N 2°47'30" E,
304.83' FEET; THENCE N 91°08'30" E, 248.00' FEET; THENCE S 87°12'40" E, 419.04' FEET;
N 17°12'00" E, 845.08' FEET TO THE POINT OF BEGINNING AND CONTAINING 37.49 ACRES.

I FURTHER CERTIFY THAT I SUBMITTED THE ABOVE DESCRIBED TRACT AND SUBDIVISION AS SHOWN
ON THIS PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY
BOUNDARY SURVEYS.

SURVEY AND PLAT BY:

CRICKETT ENGINEERING CONSULTANTS, LLC
2808 NORTH SHOLAN BLVD.
COLUMBIA, MO 65202

CORPORATE NUMBER: 2000151204



STATE OF MISSOURI | SS
COUNTY OF BOONE | SS
SUBSCRIBER AND AFFIRMED BEFORE ME THIS ____ DAY OF ____ 2014.

NOTARY PUBLIC

BY COMMISSION EXPIRES OCTOBER 28, 2016
COMMISSION NUMBER 12409221

DANIELLE GRIFITH
Notary Public-Notary Seal
STATE OF MISSOURI
Boone County
My Commission Expires Oct. 28, 2016
Commission #12409221

KNOW ALL MEN BY THESE PRESENTS

THAT BEACON STREET PROPERTIES, LLC IS THE SOLE OWNER OF THE HEREBY DESCRIBED TRACT
AND THAT SAID LIMITED LIABILITY COMPANY HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED
AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE STREET RIGHTS-OF-WAYS SHOWN BY THE
ABOVE DRAWING ARE HEREBY 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 SUBDIVISION SHALL HEREINAFTER BE KNOWN
AS "BELLWOOD, PLAT NO. 6".

IN WITNESS WHEREOF, BEACON STREET PROPERTIES, LLC HAS CAUSED THESE PRESENTS TO BE
SIGNED BY ITS GENERAL PARTNERS, THIS ____ DAY OF ____ 2014.

BEACON STREET PROPERTIES, LLC:

SCOTT LAMMERTER, MEMBER

STATE OF MISSOURI | SS
COUNTY OF BOONE | SS
ON THIS ____ DAY OF ____ 2014, BEFORE ME PERSONALLY APPEARED SCOTT
LAMMERTER, TO ME KNOWN, WHO BY ME DULY SHOWN, DO SAY THAT HE IS A MEMBER OF SAID
LIMITED LIABILITY COMPANY AND THAT HE FURTHER ACKNOWLEDGE THIS INSTRUMENT TO BE HIS
FREE ACT AND THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

STATE OF MISSOURI | SS
COUNTY OF BOONE | SS
SUBSCRIBER AND AFFIRMED BEFORE ME THIS ____ DAY OF ____ 2014.

NOTARY PUBLIC

BY COMMISSION EXPIRES OCTOBER 28, 2016
COMMISSION NUMBER 12409221

DANIELLE GRIFITH
Notary Public-Notary Seal
STATE OF MISSOURI
Boone County
My Commission Expires Oct. 28, 2016
Commission #12409221

FINAL PLAT BELLWOOD, PLAT No. 6

A MAJOR SUBDIVISION LOCATED IN THE SOUTH HALF OF
SECTION 8, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
JULY 14, 2014

CURVE TABLE					CURVE TABLE					CURVE TABLE				
CURVE	L	R	Δ	CH-2007	CURVE	L	R	Δ	CH-2007	CURVE	L	R	Δ	CH-2007
1	309.58	525.00	374°10'1"	305.11	11	31.42	20.00	90°00'00"	28.28	22	28.17	27.00	55°32'20"	25.16
2	254.89	300.00	18°40'50"	247.29	12	31.74	20.00	90°55'30"	28.51	23	22.13	27.00	48°56'00"	21.50
3	230.04	500.00	26°21'40"	228.02	13	30.09	20.00	86°12'20"	27.33	24	222.03	47.00	270°40'15"	88.08
4	142.81	500.00	16°21'50"	142.32	14	21.37	27.00	45°21'20"	20.82	25	20.67	27.00	43°52'50"	20.17
5	173.84	475.00	20°58'05"	172.87	15	222.07	47.00	270°42'40"	86.05					
6	405.48	635.00	36°35'15"	398.53	16	30.09	20.00	86°12'20"	27.33					
7	366.82	975.00	21°33'25"	364.66	17	32.64	20.00	87°29'40"	29.13					
8	336.33	520.00	36°56'55"	329.55	18	32.17	20.00	92°10'20"	28.82					
9	122.91	500.00	14°05'00"	122.80	19	18.33	27.00	36°54'10"	17.88					
10	143.32	180.00	43°37'10"	136.55	20	221.16	47.00	289°36'26"	86.70					

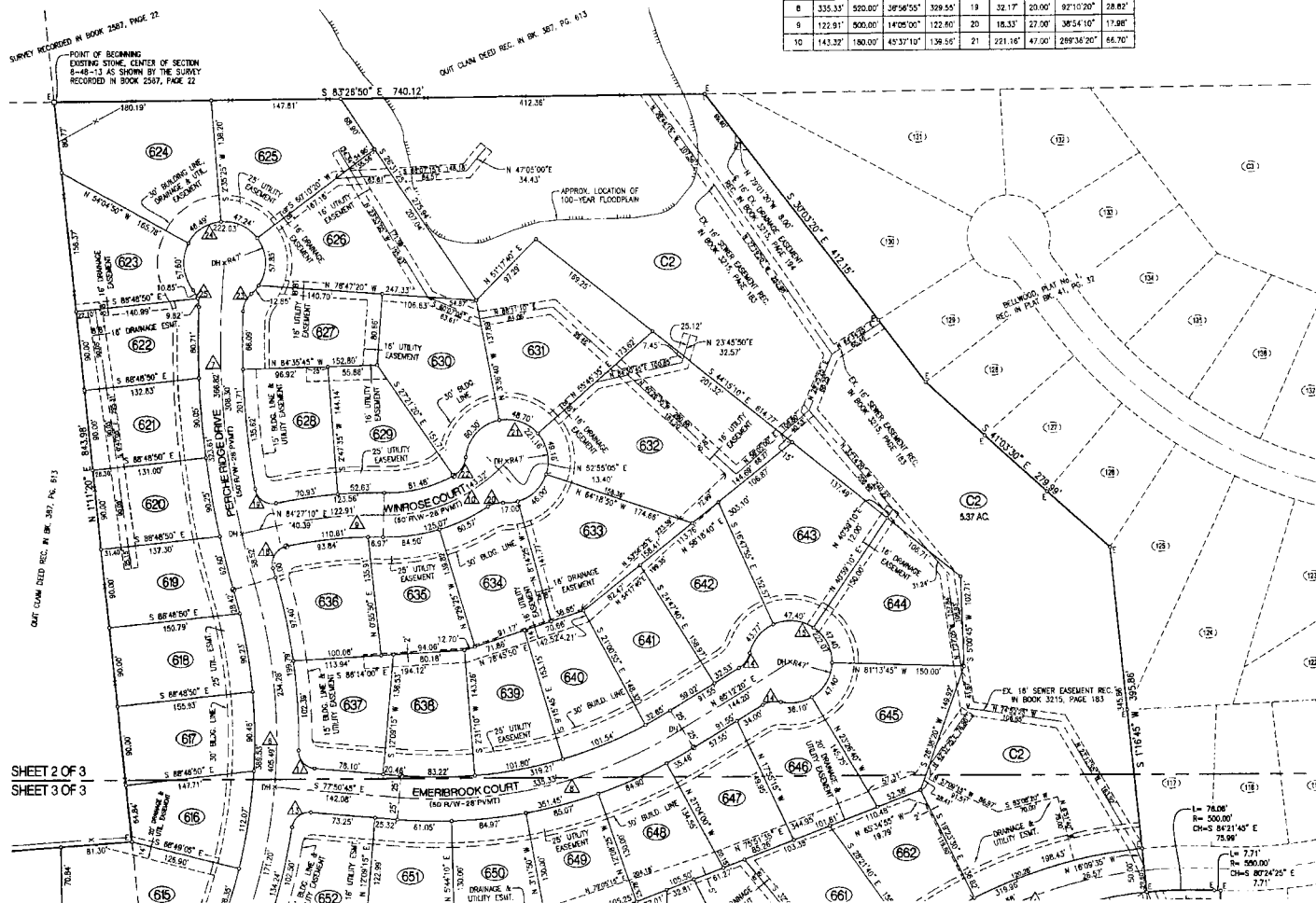
LEGEND:

- E EXISTING
- S SET
- 6 SET 1/2" IRON PIPE
- (UNLESS NOTED OTHERWISE)
- STONE
- PERMANENT MONUMENT
- (5/8" REBAR W/ ALUMINUM CAP)
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- (R) RADIAL LINE
- (D) DRILL HOLE
- (W) CHISELED X

SCALE: 1"=80'
BEARINGS ARE REFERENCED TO THE
WEST LINE OF TRACT 4 OF THE SURVEY
RECORDED IN BOOK 2031, PAGE 74.

NOTES:

- A PORTION OF THIS TRACT IS LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY FLOOD PLAIN MAP #2901902200, DATED MARCH 17, 2011.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 20.30-16.040(2)(A).
- RECORD TITLE INFORMATION WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, FILE NO. 0513956, DATED JULY 12, 2005.
- THIS TRACT IS NOT REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230A ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES, IF THIS PRELIMINARY PLATTED PRIOR TO THE ORDINANCE BEING IN EFFECT. (HUNTSDALE QUAD/QUARTER)
- LOT C2 AND C3 ARE INTENDED TO BE COMMON LOTS DEDICATED TO THE HOMEOWNERS ASSOCIATION. THEY WILL SERVE AS ACCESS TO THE PARK PROPERTY TO THE NORTH AND WEST OF THE SUBJECT PROPERTY.
- ALL OF LOT C2 IS HEREBY DEDICATED TO THE CITY OF COLUMBIA AS A GREENSPACE AND TRAIL EXISTENCE. THIS IS NOT EXCLUSIVE AND WILL BE OWNED BY THE HOMEOWNERS ASSOCIATION.



SHEET 2 OF 3
SHEET 3 OF 3

DAVID T. BUTCHER, PLS-2002014065
12/14/2014
DATE

FINAL PLAT BELLWOOD, PLAT No. 6

A MAJOR SUBDIVISION LOCATED IN THE SOUTH HALF OF
SECTION 8, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
JULY 4, 2014

LEGEND:

- E EXISTING
- S SET
- 1/2" IRON PIPE
- (UNLESS NOTED OTHERWISE)
- 1" STONE
- PERMANENT MONUMENT
- 15/16" REBAR W/ ALUMINUM CAP
- (M) MEASURED DISTANCE
- (R) RECORDED DISTANCE
- (S) SURVEY LINE
- (H) DRILL HOLE
- W/ CHISELED X

SCALE 1"=80'
0 30 60 120
BEARINGS ARE REFERENCED TO THE
WEST LINE OF TRACT 4 OF THE SURVEY
RECORDED IN BOOK 2831, PAGE 74.

NOTES:

- A PORTION OF THIS TRACT IS LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY FLOOD PLAN MAY #2010020500, DATED MARCH 17, 2011.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 200-18.040(2)(A).
- RECORD TITLE INFORMATION WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, FILE NO. 0813856, DATED JULY 12, 2009.
- THIS TRACT IS NOT REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-200A ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES. IT WAS PRELIMINARY PLATTED PRIOR TO THE ORDINANCE BEING IN EFFECT. (HUNTSDALE QUADRANGLE)
- LOT C2 AND C3 ARE ATTACHED TO THE COMMON LOTS DEDICATED TO THE HOMEOWNERS ASSOCIATION. THEY WILL SERVE AS ACCESS TO THE PARK PROPERTY TO THE NORTH AND WEST OF THE SUBJECT PROPERTY.
- ALL OF LOT C2 IS HEREBY DEDICATED TO THE CITY OF COLUMBIA AS A GREENSPACE AND PARK EASEMENT. THIS IS NOT EXCLUSIVE AND WILL BE OWNED BY THE HOMEOWNERS ASSOCIATION.

CURVE TABLE					CURVE TABLE					CURVE TABLE				
CURVE	L	R	Δ	CHORD	CURVE	L	R	Δ	CHORD	CURVE	L	R	Δ	CHORD
1	309.36	523.00	33°47'10"	305.11	11	31.42	20.00	90°00'00"	28.28	22	26.17	27.00	53°32'20"	25.18
2	254.86	306.00	48°40'50"	247.29	12	31.74	20.00	90°55'30"	28.51	23	22.15	27.00	48°58'05"	21.52
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7	268.82	975.00	21°33'25"	264.88	18	32.84	20.00	93°28'40"	29.13					
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10	143.32	180.00	49°37'10"	139.56	21	221.16	47.00	269°38'20"	66.70					

SHEET 2 OF 3
SHEET 3 OF 3

