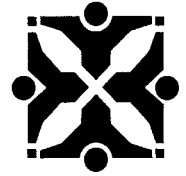


# City of Columbia

701 East Broadway, Columbia, Missouri 65201



**Agenda Item Number:** R 15-15

**Department Source:** Community Development - Planning

**To:** City Council

**From:** City Manager & Staff

**Council Meeting Date:** 1/20/2015

**Re:** James Estate Subdivision - Preliminary Plat (Case #15-39)

## Documents Included With This Agenda Item

Council memo, Resolution/Ordinance

**Supporting documentation includes:** Summary of Board/Commission Reports (includes maps and preliminary plat), Excerpts from Minutes

## Executive Summary

Approval of this request will result in the adoption of a one-lot preliminary plat on A-1 (Agricultural District) zoned land, to be known as "James Estate Subdivision". The 11.96-acre subject site is located on the north side of Barberry Avenue approximately 150 feet west of Hibiscus Drive.

## Discussion

The applicant is requesting approval of a one-lot preliminary plat containing 11.96 acres for the purposes of being able to establish a "legal lot". The site requires the extension of public sanitary sewer. As a result, the approval of a preliminary plat is required prior to approval of a final plat. The site is zoned A-1 and is improved with three accessory structures.

The proposed lot configuration is consistent with the definition of a tier lot as found in Section 25-53(d) of the subdivision regulations and has access onto Barberry Avenue. The preliminary plat indicates that additional right of way will be dedicated at the time of final platting to provide the necessary half-width required for Barberry Avenue.

The major roadway plan (MRP) indicates that a future major collector street is conceptually planned to travel through the northwest corner of the subject property. The roadway would connect N Stadium Boulevard with Gibbs Road; however, this roadway is not identified in the City's Capital Improvement Program(CIP) at this time and the construction of the roadway would most likely depend on the future development of the affected properties along the proposed corridor.

At its meeting on January 8, 2015, the Planning and Zoning Commission voted unanimously (8-0) to recommend approval of the preliminary plat. There were no questions from the Commission, and no one from the public spoke during the meeting.

A copy of the Planning and Zoning Commission staff report (including maps and a reduced copy of the preliminary plat) and excerpts of the meeting's minutes are attached.

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## Fiscal Impact

Short-Term Impact: Limited short-term impact. The site must be final platted prior to any future construction or development on the site. Prior to future development sanitary sewer must be extended to the site, which would be the responsibility of the property owner.

Long-Term Impact: Limited long-term impact would include infrastructure maintenance and public safety services. Such increased costs would be offset by increased property taxes and user fees.

## Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Transportation

Strategic Plan Impact: Infrastructure

Comprehensive Plan Impact: Livable & Sustainable Communities

## Suggested Council Action

Approval of the preliminary plat for "James Estate Subdivision".

## Legislative History

Res #337-69 (10/10/69): Approved annexation and zoning to A-1

Department Approved

City Manager Approved

Introduced by \_\_\_\_\_ Council Bill No. R 15-15

## **A RESOLUTION**

approving the Preliminary Plat of James Estate Subdivision.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council hereby approves the Preliminary Plat of James Estate Subdivision, as certified and signed by the surveyor on December 29, 2014, a subdivision located on the north side of Barberry Avenue, approximately 150 feet west of Hibiscus Drive, containing approximately 11.96 acres, and hereby confers upon the subdivider the following rights for a period of seven years from the date of this approval:

- A. The terms and conditions under which the Preliminary Plat was given will not be changed.
- B. The subdivider may submit on or before the expiration date the whole or any part of the subdivision for final approval.
- C. The time for filing the final plat may be extended by the Council for a specified period on such terms and conditions as the Council may approve.

SECTION 2. Prior to approval of the Final Plat of this Subdivision, the subdivider shall have completed the improvements required by the Subdivision Regulations, or in lieu of completion of the work and installations referred to, present security to the City Council with surety and conditions satisfactory and acceptable to the City Council, providing for and securing the actual construction and installation of the improvements and utilities; or put the City Council in an assured position to do the work, obligating the developer to install the improvements indicated on the plat, provided that no occupancy permit will be issued to any person for occupancy of any structure on any street that is not completed in front of the property involved, or the utilities have not been installed to the satisfaction of the City.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor and Presiding Officer

APPROVED AS TO FORM:

\_\_\_\_\_  
City Counselor



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

Summary of Board/Commission Reports (includes maps and preliminary plat),  
Excerpts from Minutes

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
January 8, 2015**

**SUMMARY**

A request by Engineering Surveys and Services (applicant) on behalf of JCO Specialties, LLC (owner) for approval of a one-lot preliminary plat on A-1 (Agricultural District) zoned land, to be known as "James Estate Subdivision". The 11.96-acre subject site is located on the north side of Barberry Avenue approximately 150 feet west of Hibiscus Drive. (**Case #15-39**)

**DISCUSSION**

The applicant is requesting approval of a preliminary plat for a one-lot subdivision that includes property not previously subdivided. The 11.96-acre site is zoned A-1 and is improved with three accessory structures.

The applicant is proposing to plat a single lot that will have access onto Barberry Avenue. The lot configuration is consistent with the definition of a tier lot as found in Section 25-53(d) of the subdivision regulations. The southern portion of the lot, which is the narrow portion that connects to the right of way, is considered the stem, with the remaining lot considered to be the buildable area. A 25-foot setback is shown along all boundary lines of the buildable area, consistent with A-1 requirements. In addition, the preliminary plat indicates the future dedication of right of way at the time of final platting in order to provide the necessary half-width that is required for Barberry Avenue, which is identified on the major roadway plan as a neighborhood collector street.

The major roadway plan (MRP) also indicates that a future major collector street is conceptually planned to travel through the northwest corner of the subject property. The roadway would connect N Stadium Boulevard with Gibbs Road; however, this roadway is not identified in the MRP at this time and the construction of the roadway would most likely depend on the future development of the affected properties along the proposed corridor.

Staff notes that the site requires the extension of the public sanitary sewer to the property. As a result, the approval of a preliminary plat for the site is required prior to approval of a final plat. The sanitary sewer extension is shown conceptually on the preliminary plat, but at the time of final platting, full civil drawings will be required to be submitted.

The plat has been reviewed by all applicable staff and has been found to meet all technical requirements within the subdivision regulations and zoning ordinance.

**RECOMMENDATION**

Approval of the preliminary plat for "James Estate Subdivision".

**SUPPORTING DOCUMENTS**

Attachments

- Aerial, topographic, and utility maps
- "James Estate Subdivision" preliminary plat

## HISTORY

<b>Annexation date</b>	1969
<b>Zoning District</b>	A-1 (Agricultural District)
<b>Land Use Plan designation</b>	Neighborhood District
<b>Previous Subdivision/Legal Lot Status</b>	Not a legal lot

## SITE CHARACTERISTICS

<b>Area (acres)</b>	11.96 acres
<b>Topography</b>	Slopes from west to east, with increased slope in SE
<b>Vegetation/Landscaping</b>	Majority of site covered with trees, brush
<b>Watershed/Drainage</b>	Perche Creek
<b>Existing structures</b>	Three accessory structures (sheds)

## UTILITIES & SERVICES

<b>Sanitary Sewer</b>	All City services are available to the site.
<b>Water</b>	
<b>Fire Protection</b>	
<b>Electric</b>	

## ACCESS

<b>Barberry Avenue</b>	
<b>Location</b>	South side of subdivision
<b>Major Roadway Plan</b>	Neighborhood Collector (unimproved & City-maintained). Requires 60-foot total ROW; additional right of way dedication required at final platting for 30-foot half-width.
<b>CIP projects</b>	Improvements between Hibiscus Dr-Mayberry Dr listed as 6-10 year project

## PARKS & RECREATION

<b>Neighborhood Parks</b>	Within ½ mile radius of Barberry Park.
<b>Trails Plan</b>	No trails planned adjacent to site.
<b>Bicycle/Pedestrian Plan</b>	Future major collector NW of property recommended as a "Complete Street".

Report prepared by Clint Smith

Approved by Patrick Zenner





## 15-39: James Estate Subdivision Preliminary Plat



City of Columbia Zoning



Boone County Zoning



Columbia City Limit



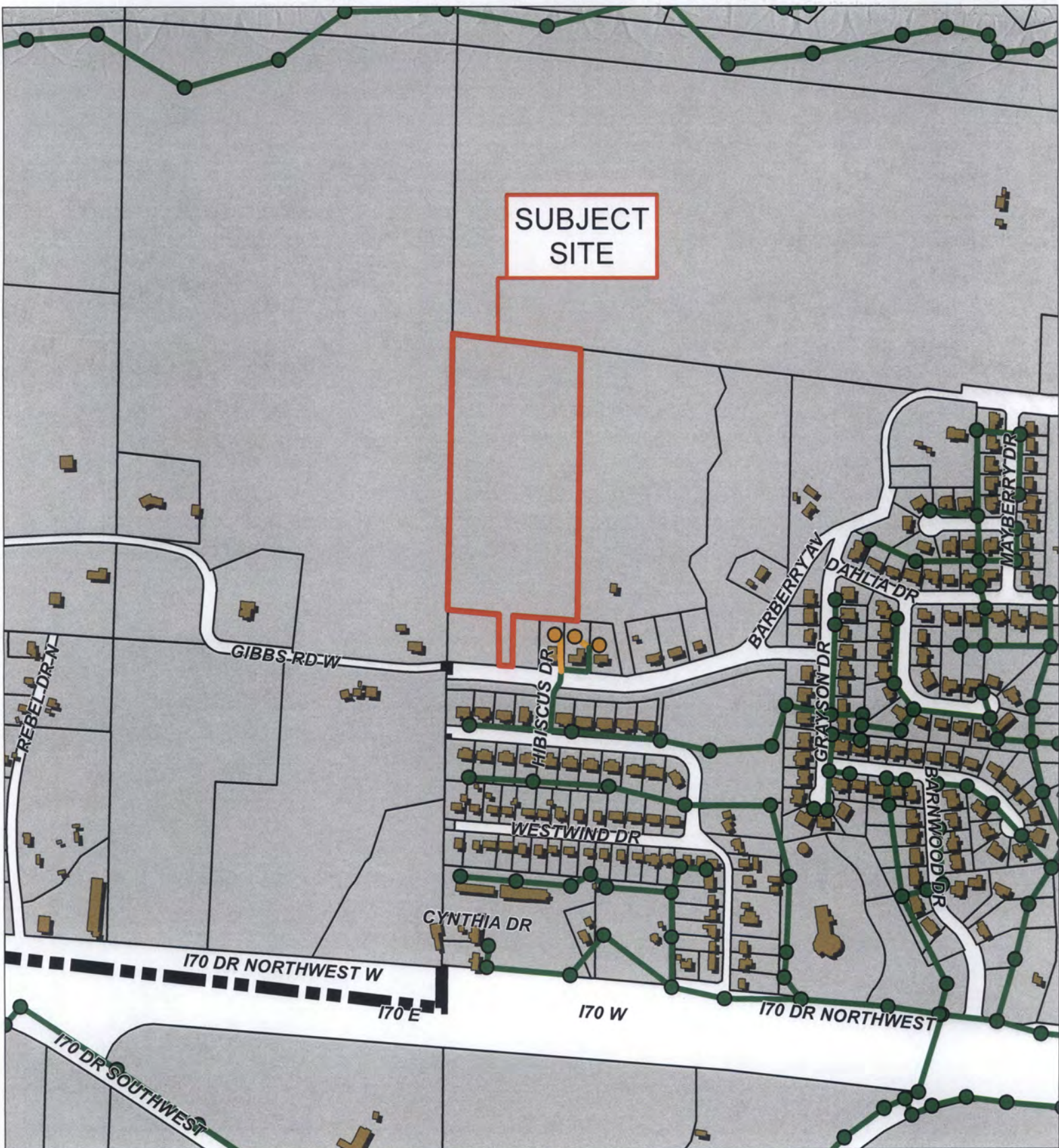
100-Year Flood Plain



Parcels







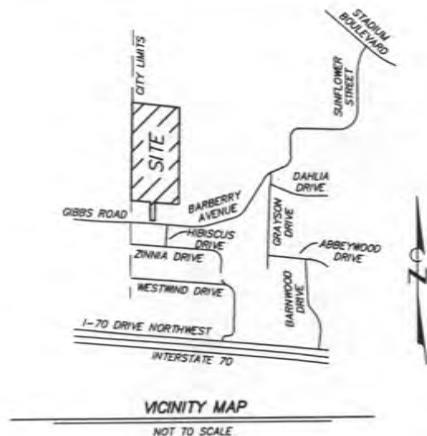
## 15-39: James Estate Subdivision Preliminary Plat



- City Sanitary Structure
- City Sanitary Line
- Parcels
- Private Sanitary Structure
- Private Sanitary Line
- Columbia City Limit
- Building Footprint







#### OWNER & DEVELOPER

JCO SPECIALTIES LLC  
2700 LIMERICK LANE  
COLUMBIA, MO 65203

#### FLOOD PLAIN NOTE

THIS PROPERTY IS LOCATED IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 29019C02600, DATED MARCH 17, 2011.

#### STREAM BUFFER NOTE

THIS LOT 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.

#### ZONING NOTE

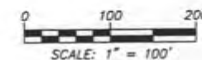
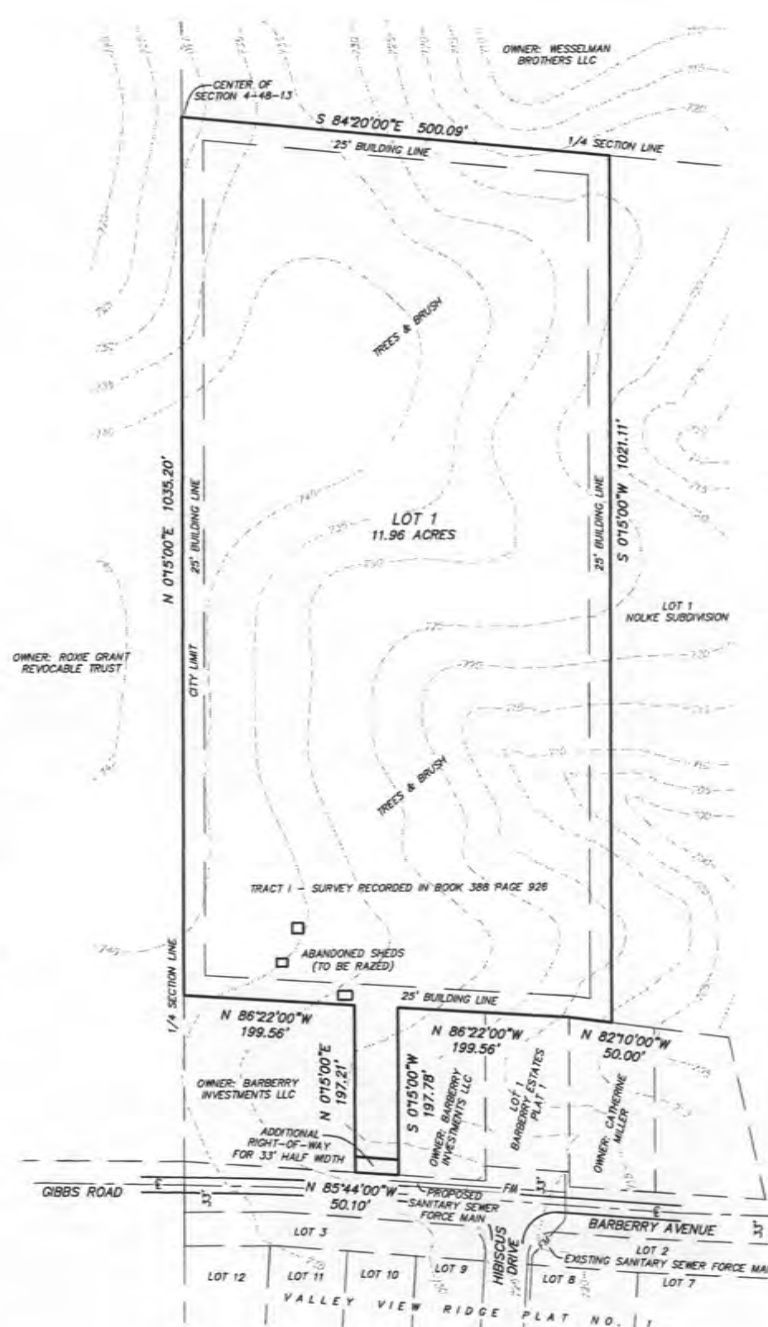
SUBJECT PROPERTY AND THE ADJACENT PROPERTIES TO THE NORTH, EAST, & SOUTH, ALL LOCATED WITHIN THE CITY LIMITS OF COLUMBIA, ARE ZONED A-1 (AGRICULTURAL DISTRICT). THE ADJACENT PROPERTY TO THE WEST, LOCATED IN BOONE COUNTY, IS ZONED R-S (SINGLE FAMILY RESIDENTIAL).

#### NOTES:

1. CONTOURS SHOWN ARE BASED ON BOONE COUNTY AERIAL TOPOGRAPHIC SURVEY.
2. WATER AND ELECTRIC ARE LOCATED ALONG THE SOUTH SIDE OF BARBERRY AVENUE.

APPROVED BY THE PLANNING AND ZONING COMMISSION,  
COLUMBIA, MISSOURI, ON JANUARY 8, 2015.

DR. RAMAN PURI, CHAIRPERSON



Engineering Surveys and Services  
Consulting Engineers, Scientists, and Land Surveyors  
Analytical and Material Laboratories

1113 Ivy Street, Columbia, Missouri 65201  
313-449-2646 - www.ES&S-inc.com

Other Offices:  
Jefferson City, Missouri - Sedalia, Missouri  
Missouri Land Surveying Corporation # 200404672

PRELIMINARY PLAT  
**JAMES ESTATE  
SUBDIVISION**  
COLUMBIA, BOONE COUNTY, MISSOURI



TIMOTHY J. REED  
PROFESSIONAL LAND SURVEYOR  
LS-2089

THIS DOCUMENT WAS INTENDED TO BE DIGITALLY SIGNED. IF SIGNATURE AND VALIDATION ARE NOT PRESENT, THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT.

Date  
**DECEMBER 29, 2014**

Revised

Surveyed: -- Drawn: RTM

PRELIMINARY PLAT

Sheet  
**V1.01**

1 of 1

ES&S PROJECT NO. 12833

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**JANUARY 8, 2015**

**Case No. 15-39**

**A request by Engineering Surveys and Services (applicant) on behalf of JCO Specialties, LLC (owner) for approval of a one-lot preliminary plat on A-1 (Agricultural District) zoned land, to be known as “James Estate Subdivision”. The 11.96-acre subject site is located on the north side of Barberry Avenue approximately 150 feet west of Hibiscus Drive.**

DR. PURI: May we have the staff report, please.

Staff report was given by Mr. Clint Smith of the Planning and Development Department.

Staff recommends approval of the one-lot preliminary plat.

DR. PURI: Commissioners, any questions of Staff? Seeing none. Do we have a motion?

MS. RUSSELL: I'll make a motion. I'll move that Case 15-39, James Estates Subdivision preliminary plat be approved.

DR. PURI: Ms. Russell made the motion.

MR. STANTON: Second.

DR. PURI: Mr. Stanton, second. May we have roll call, please.

MR. STRODTMAN: Yes, Mr. Chair.

**Roll Call Vote (Voting “yes” is to recommend approval.) Voting Yes: Mr. Tillotson, Ms. Russell, Ms. Burns, Ms. Loe, Dr. Puri, Mr. Reichlin, Mr. Stanton, Mr. Strodtman. Motion carries 8-0.**

MR. STRODTMAN: Planning and Zoning's recommendation for approval will be forwarded.

DR. PURI: All right.