

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B 43-15

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: 2/16/2015

Re: Boone Medical Park Plat 2 - Final Minor Plat (Case 15-24)

Documents Included With This Agenda Item

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

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

Executive Summary

Approval of this request will result in the creation of a one-lot plat of C-P (Planned Business District) zoned land, to be known as Boone Medical Park Plat 2, and execution of an associated performance contract. The 12.66-acre subject site is located at the southeast corner of Nifong and Forum Boulevards.

Discussion

The applicant is requesting approval of a one-lot final minor subdivision plat that increases the area of the previously approved Boone Medical Park Plat 1 by approximately 4,000 square feet. The additional 4,000 square foot parcel is unplatted land located along the site's Forum Boulevard frontage. The additional land area will be dedicated for use as public right-of-way, a sidewalk, and open space, which will supplement the mixed-use medical and commercial development that is under construction on the subject site.

At its meeting on February 5, 2015, the Planning and Zoning Commission voted unanimously (8-0) to recommend approval of the final plat. There were no questions from the Commission, and no one from the public spoke on this request.

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

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: Development of this site will increase demands on the adjacent streets, sanitary sewers, storm sewers, water and electric supply lines. The costs associated with meeting these

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demands may or may not be offset by increased property and/or sales tax revenues and user fees.

Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Health, Social Services

Strategic Plan Impact: Infrastructure


Comprehensive Plan Impact: Mobility, Connectivity, and Accessibility

Suggested Council Action

Approval of the proposed final plat

Legislative History

August 18, 2014: Council approved B247-14, the final plat of Boone Medical Park Plat 1 (Case 14-122)



Department Approved



City Manager Approved

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 43-15

AN ORDINANCE

approving the Final Plat of Boone Medical Park Plat 2, a Replat of Lot 101 of Boone Medical Park Plat 1, a minor 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 Boone Medical Park Plat 2, a Replat of Lot 101 of Boone Medical Park Plat 1, as certified and signed by the surveyor on January 5, 2015, a minor subdivision located on the southeast corner of Nifong Boulevard and Forum Boulevard, containing approximately 12.70 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 the Trustees of Boone County Hospital in connection with the approval of the Final Plat of Boone Medical Park Plat 2. 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 _____, 20 ⁵~~14~~ between the City of Columbia, MO (“City”) and Trustees of the Boone County Hospital (“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 Boone Medical Park, Plat 2, 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 all utilities and 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 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 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 WHEREOF, the parties have executed this contract on the day and year first above written.

CITY OF COLUMBIA, MISSOURI

BY: _____
Mike Matthes, City Manager

ATTEST:

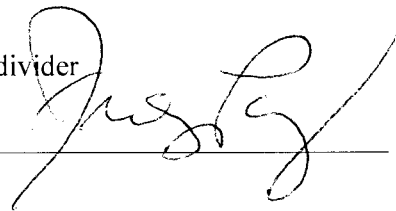
Sheela Amin, City Clerk

APPROVED AS TO FORM:

Nancy Thompson City Counselor

Subdivider

BY: _____

A handwritten signature in black ink, appearing to read "Justin", is written over a horizontal line.



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

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

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
February 5, 2015**

SUMMARY

A request by A Civil Group (consultant) on behalf of the Trustees of the Boone County Hospital (owner) for a one-lot final plat and replat to be known as "Boone Medical Park Plat 2". The 12.66-acre subject site is located on the southeast corner of Nifong Boulevard and Forum Boulevard. (Case 15-24)

DISCUSSION

The applicant is requesting a replat of Boone Medical Park Plat 1 to integrate a previously unplatted fragment of C-P (Planned Business District) zoned land (~4,110 sq.ft.) located along the site's Forum Boulevard frontage. Most of the additional land area is being dedicated as Forum Boulevard right-of-way, with the remainder to be used for a sidewalk and open space to supplement the mixed-use medical and commercial development which is currently under construction on the subject site.

Necessary utility easements and a stream buffer are provided on the plat, and the proposal meets all applicable City Zoning and Subdivision standards.

RECOMMENDATION

Approval of the proposed plat

ATTACHMENTS

- Locator aerial and topographic maps
- Proposed plat of Boone Medical Park Plat 2
- Existing plat - Boone Medical Park Plat 1

SITE HISTORY

Annexation Date	1969
Existing Zoning District(s)	C-P (Planned Business District)
Land Use Plan Designation	Neighborhood District
Subdivision/Legal Lot Status	Lot 1 of Boone Medical Park Plat 1, and land in limits

SITE CHARACTERISTICS

Area (acres)	13.66 acres
Topography	Slopes gradually downward from northwest to southeast
Vegetation/Landscaping	Primarily grass-covered with significant tree line along Mill Creek
Watershed/Drainage	Mill Creek
Existing structures	Under construction

UTILITIES & SERVICES

All City services are available to the site.

ACCESS

Nifong Boulevard	North side of site
Major Roadway Plan	Major Arterial (Improved & City-maintained). Variable ROW exists. No additional ROW needed.
CIP Projects	3-5 year project to widen Nifong Blvd to 4 lanes between Providence Rd and Forum Blvd.
Sidewalk	8-ft wide sidewalk is in place

Forum Boulevard	West side of site
Major Roadway Plan	Neighborhood Collector (Improved & City-maintained). Variable ROW exists. No additional ROW needed.
CIP Projects	None
Sidewalk	8-ft wide sidewalk is in place

PARKS & RECREATION

Neighborhood Parks	Cosmo-Bethel Park (approx. 1 mile east)
Trails Plan	No trails planned adjacent to site
Bicycle/Pedestrian Plan	Urban Trails/Pedway shown along both street frontages

Report prepared by Steve MacIntyre; Approved by Pat Zenner



15-24: Boone Medical Park Plat 2 Replat/Final Minor



City of Columbia Zoning



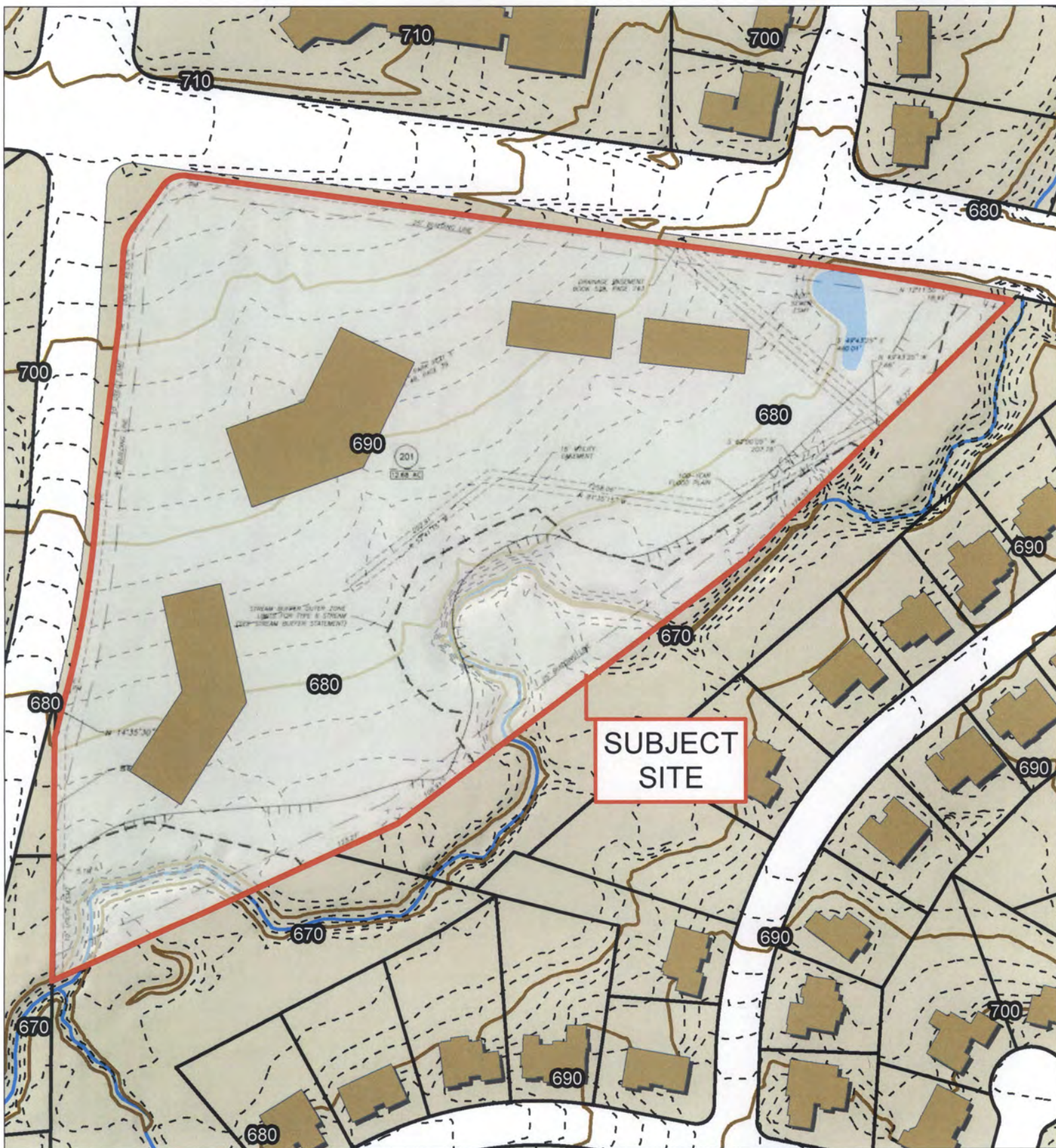
100-Year Flood Plain



Parcels

Columbia City Limit





15-24: Boone Medical Park Plat 2 Replat/Final Minor

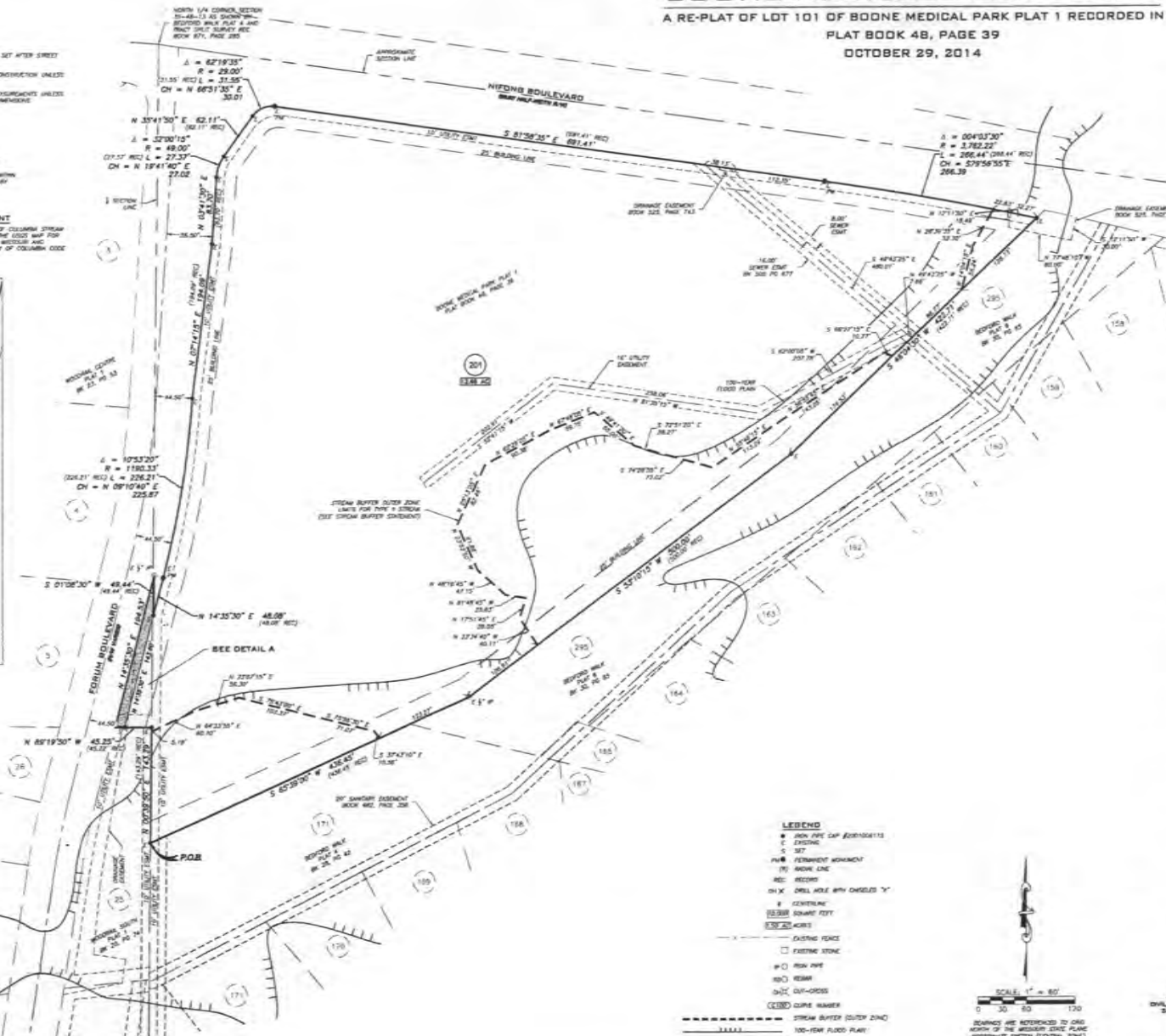


- 10 Foot Contour Lines
- 2 Foot Contour Lines
- Stream
- Parcels
- Building Footprint
- Bodies of Water
- Columbia City Limit



ETPLA 44000 CITY CLERK

A CIVIL GROUP
CIVIL ENGINEERING, PLANNING, SURVEYING
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COLLINS, MD 20635
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EXCERPTS

PLANNING AND ZONING COMMISSION MEETING

FEBRUARY 5, 2015

IV) SUBDIVISIONS

Case No. 15-24

A request by A Civil Group (consultant) on behalf of the Trustees of the Boone County Hospital (owner) for a one-lot final plat and replat to be known as "Boone Medical Park Plat 2." The 12.66-acre subject site is located on the southeast corner of Nifong Boulevard and Forum Boulevard.

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

Staff report was given by Mr. Pat Zenner of the Planning and Development Department. Staff recommends approval of the proposed plat.

DR. PURI: Commissioners? Mr. Reichlin?

MR. REICHLIN: I just wanted to clarify. Does this enable the sidewalk to connect to the existing sidewalk on -- by the Mill Creek?

MR. ZENNER: This will allow for the section of sidewalk, yes, to be able to move further to the -- the bridge that I believe you're referring to, Mr. Reichlin, which is on this small parcel right here, which is a tract of land that is just to the south of the subject site that's being platted, if I'm correct, is not part of the area we're platting. So we will always have this little small segment probably that we won't be able to get to the bridge. And then the residential lot that's here in the R-1 does have a sidewalk on it today. So we've got this little segment in here on this parcel which does not have any bridge connection on it. On the west side of Forum, however, we do have continuous sidewalk that goes all the way up to the intersection of Nifong. So without some City project, the sidewalk connection between what Boone Hospital will construct and the house south of the creek, that will have to occur through another -- another process.

DR. PURI: Commissioners, any other questions of staff? Motion?

MR. LEE: It seems pretty routine to me, so I would make a motion that we approve.

DR. PURI: Okay. Mr. Lee makes a motion.

MR. STANTON: Second.

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

MR. STRODTMAN: Yes, sir.

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

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