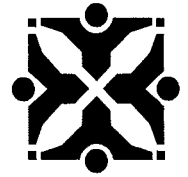


# City of Columbia

701 East Broadway, Columbia, Missouri 65201



**Agenda Item Number:** B 121-15

**Department Source:** Community Development - Planning

**To:** City Council

**From:** City Manager & Staff

**Council Meeting Date:** 5/18/2015

**Re:** Valley View Point - final minor plat (Case #15-103)

## 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 R-2 (Two-Family Dwelling District) zoned land, to be known as "Valley View Point", and execution of an associated performance contract.

## Discussion

The applicant is requesting a one-lot final plat of R-2 (Two-family District) zoned land, which would permit the construction of a duplex on the lot, consistent with adjacent properties to the south. The lot will be approximately 0.4 acres after all dedications, and will front Sunflower Street.

The proposed lot is subject to MoDOT access restrictions and City subdivision restrictions that prohibit single and two-family developments from having driveway entrances on Stadium Boulevard (MO State Route E). All access to the site will be from Sunflower Street, the site's western property line, and must meet traffic department spacing requirements from Stadium Boulevard.

The plat also dedicates additional right of way in order to meet minimum street standards. As a minor arterial, Stadium Boulevard requires a 50-foot half-width at this location, and Sunflower Street will include an additional 33 feet of right of way as a neighborhood collector. Necessary utility easements are also provided on the plat.

At its May 7th meeting, the Planning and Zoning Commission voted 7-0 to recommend approval of the requested plat. Neither the Commission nor members of the public expressed any concerns about the proposal.

The Commission report (including maps, and a copy of the plat), 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 final minor plat of Valley View Point

## Legislative History

N/A

Patrick R. Zerner, for ST  
Department Approved

[Signature]  
City Manager Approved

Introduced by \_\_\_\_\_

First Reading \_\_\_\_\_

Second Reading \_\_\_\_\_

Ordinance No. \_\_\_\_\_

Council Bill No. B 121-15

### **AN ORDINANCE**

approving the Final Plat of Valley View Point, 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 Valley View Point, as certified and signed by the surveyor on May 6, 2015, a minor subdivision located on the southeast corner of Sunflower Street and Stadium Boulevard, containing approximately 0.66 acre 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 Elvin E. Sapp Trust in connection with the approval of the Final Plat of Valley View Point. 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 \_\_\_\_\_, 2015 between the City of Columbia, MO (“City”) and **Elvin E. Sapp, Trust..** (“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 **Valley View Point**, 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

Elvin E. Sapp Trust

BY: Elvin E. Sapp T T F F



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

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

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
May 7, 2015**

**SUMMARY**

A request by Elvin E. Sapp (owner) for a one-lot final minor subdivision of R-2 (Two-Family Dwelling District) zoned land. The 0.66-acre subject site is located on the southern corner of State Route E and Sunflower Street. (Case #15-103)

**DISCUSSION**

The applicant is requesting a one-lot final plat of R-2 (Two-family District) zoned land, which would permit the construction of a duplex on the lot, consistent with adjacent properties to the south. The lot will be approximately 0.4 acres after all dedications, and will front Sunflower Street.

The proposed lot is subject to MoDOT access restrictions and City subdivision restrictions that prohibit single and two-family developments from having driveway entrances on Stadium Boulevard (MO State Route E). All access to the site would be from Sunflower Street, which borders the west property line of the subject site, and must meet traffic department requirements for distance from Stadium Boulevard.

The plat also dedicates additional right of way in order to meet minimum street standards. As a minor arterial, Stadium Boulevard requires a 50-foot half-width at this location, and Sunflower Street will include an additional 33 feet of right of way as a neighborhood collector. Necessary utility easements are also provided on the plat.

The proposal meets all applicable City Zoning and Subdivision standards.

**RECOMMENDATION**

Approval of the proposed plat

**ATTACHMENTS**

- Locator maps
- Proposed plat of Valley View Point

**SITE HISTORY**

<b>Annexation Date</b>	1966
<b>Existing Zoning District(s)</b>	R-2 (Two-family Dwelling District)
<b>Land Use Plan Designation</b>	Neighborhood District
<b>Subdivision/Legal Lot Status</b>	Land in Limits

## SITE CHARACTERISTICS

<b>Area (acres)</b>	0.66 acres
<b>Topography</b>	Generally flat, slight slope to the north
<b>Vegetation/Landscaping</b>	Primarily tree and turf covered
<b>Watershed/Drainage</b>	Rocky Fork
<b>Existing structures</b>	None

## UTILITIES & SERVICES

All City services are available to the site.

## ACCESS

<b>Stadium Blvd (Rt E)</b>	North side of site
<b>Major Roadway Plan</b>	Minor Arterial (Unimproved & MoDOT-maintained)
<b>CIP Projects</b>	Sidewalk - Business Loop 70 to Sunflower (10+ year project)
<b>Sidewalk</b>	Needed

<b>Sunflower Street</b>	West side of site
<b>Major Roadway Plan</b>	Neighborhood Collector (Improved & City-maintained)
<b>CIP Projects</b>	None
<b>Sidewalk</b>	Installed

## PARKS & RECREATION

<b>Neighborhood Parks</b>	Valley View Park (approx. 1,300 ft southeast)
<b>Trails Plan</b>	No trails planned adjacent to site
<b>Bicycle/Pedestrian Plan</b>	Stadium Blvd to be built as "Complete Street" upon reconstruction

Report prepared by Steve MacIntyre; Approved by Pat Zenner





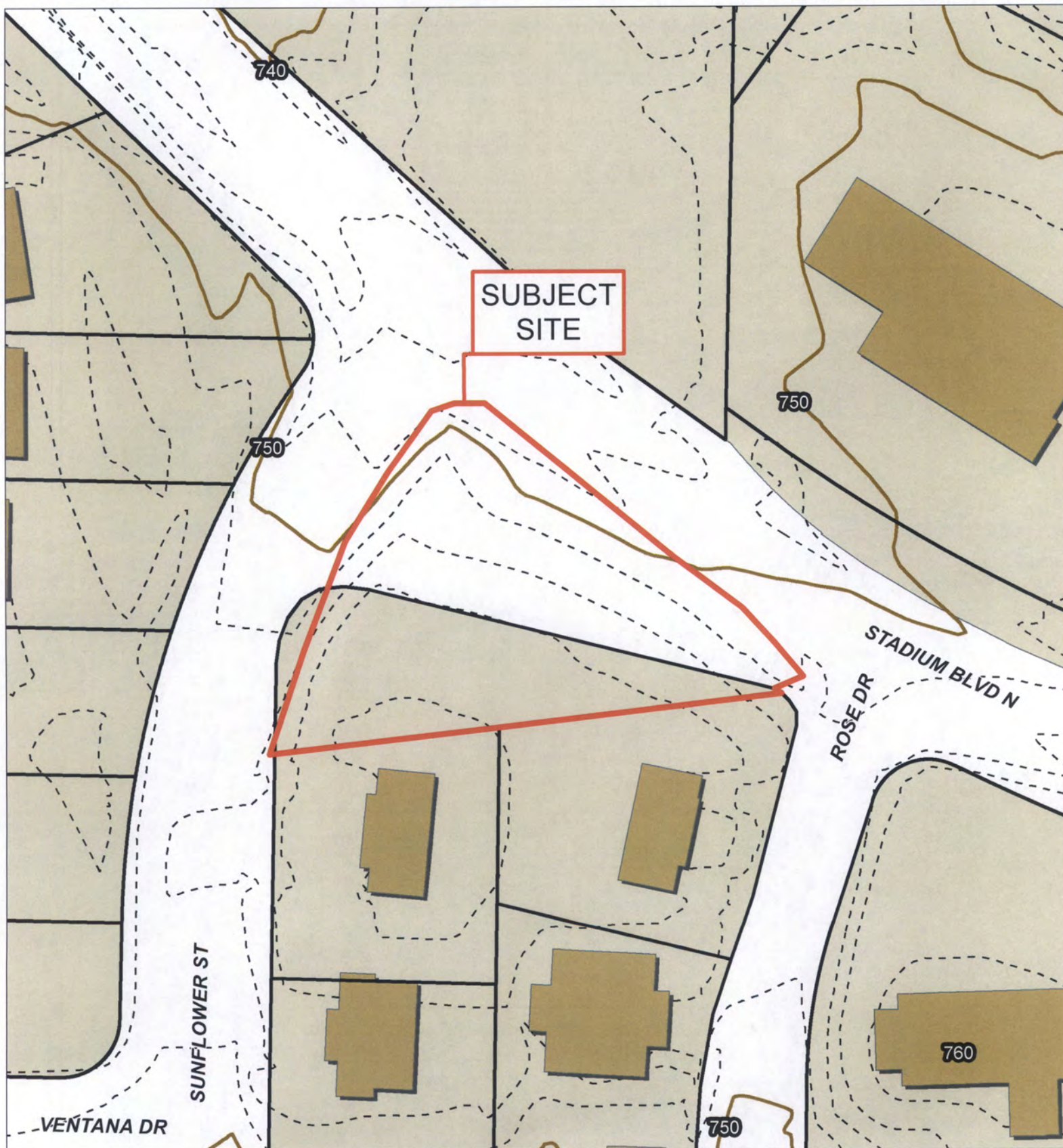
## 15-103: Valley View Point Final Minor Plat



 City of Columbia Zoning  Parcels







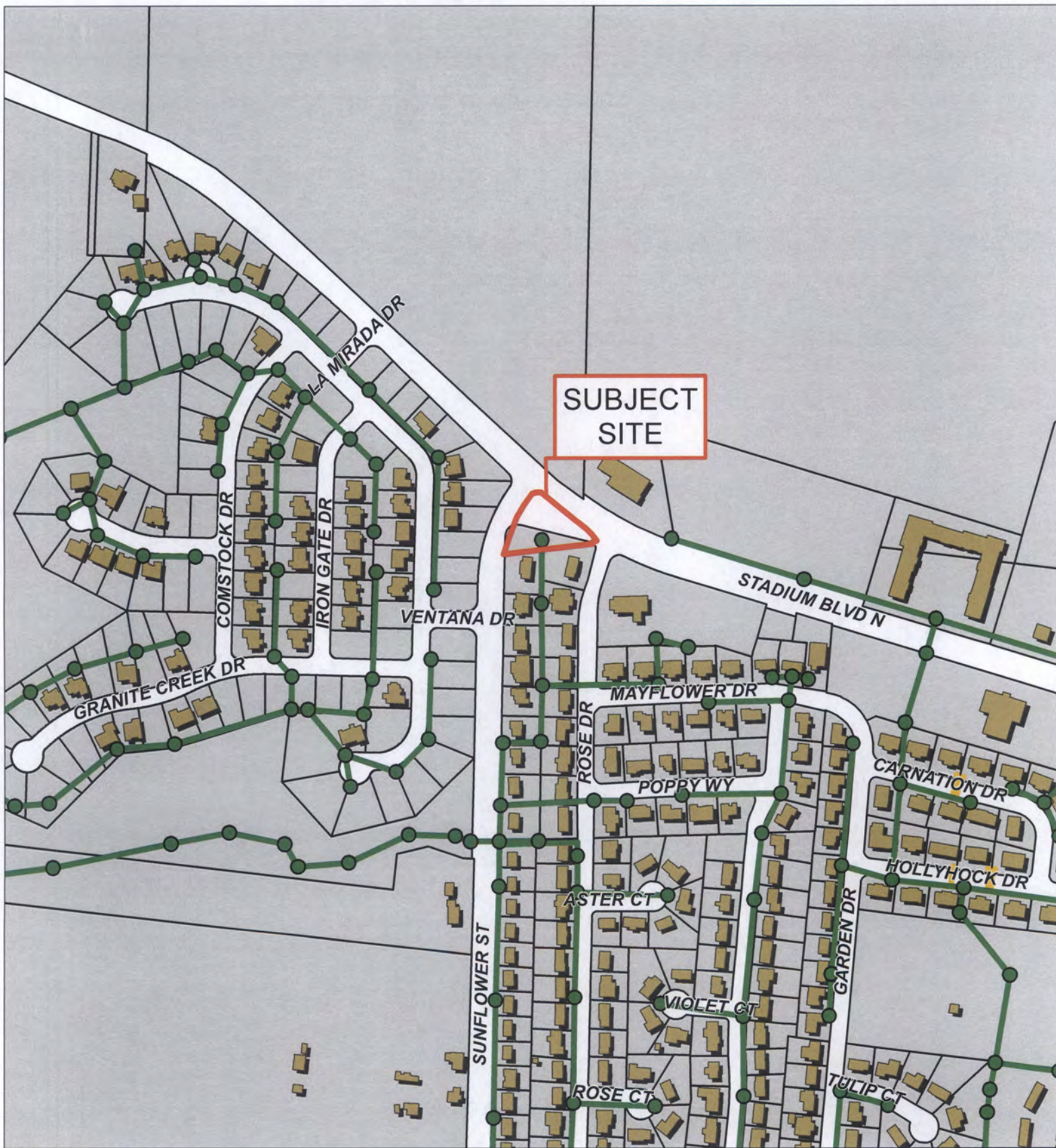
## 15-103: Valley View Point Final Minor Plat



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







## 15-103: Valley View Point Final Minor Plat



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

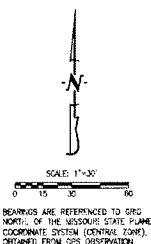


# FINAL PLAT VALLEY VIEW POINT

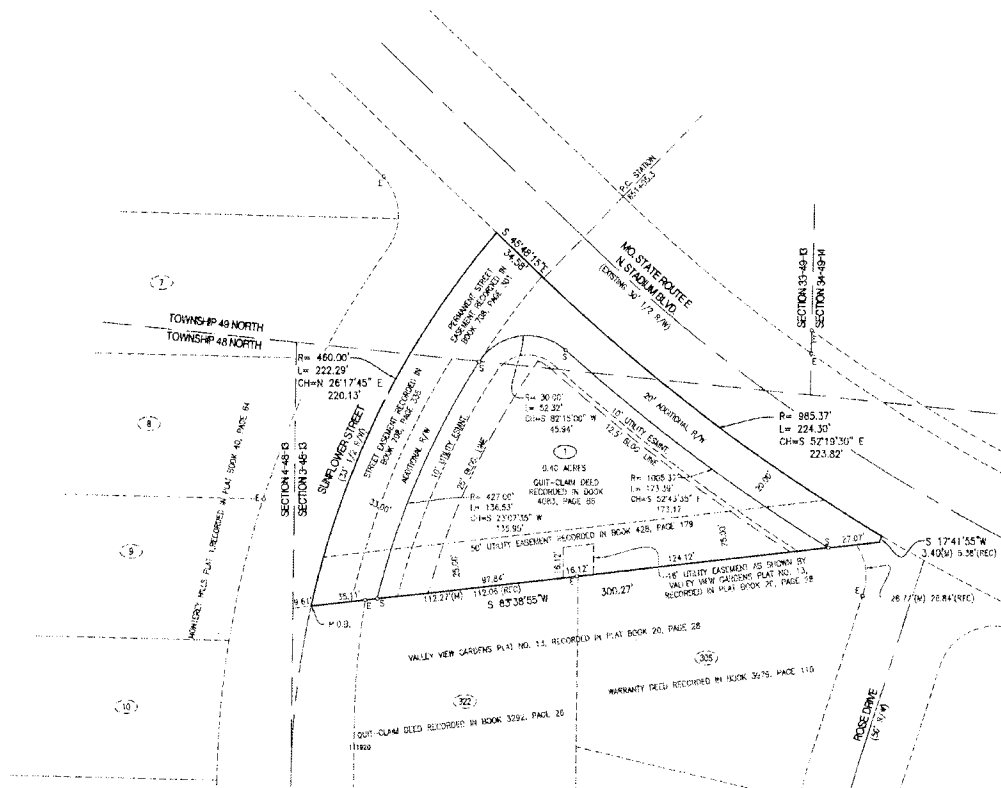
A MINOR SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 3,  
TOWNSHIP 48 NORTH, RANGE 13 WEST, AND THE SOUTHEAST QUARTER OF  
SECTION 33, TOWNSHIP 48 NORTH, RANGE 13 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
MARCH 30, 2015



LOCATION MAP  
NOT TO SCALE



LEGEND:  
E. EXISTING  
S. SET  
1/2" IRON PIPE  
(UNLESS NOTED OTHERWISE)  
(M) MEASURED DISTANCE  
(P) PLOTTED DISTANCE  
P.O.B. POINT OF BEGINNING



ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA,  
MISSOURI, THIS 14th DAY OF MAY, 2015

ROBERT MCDONALD, MAYOR

SHARLA ANN, CITY CLERK

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING  
COMMISSION THIS 14th DAY OF MAY, 2015

DR. RANNA PEAR, CHAIRPERSON

## CERTIFICATION

I HEREBY CERTIFY THAT IN MARCH OF 2015, I CONVEYED A SURVEY AND SUBDIVISION  
FOR ELVIN E. SAPP, TRUSTEE OF ELVIN E. SAPP REVOCABLE TRUST, OF A TRACT OF  
LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 48 NORTH, RANGE  
13 WEST, AND THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 48 NORTH, RANGE  
13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, AND BEING PART OF THE LAND SHOWN IN  
THE SLURRY RECORDED IN BOOK 487, PAGE 374 AND DESCRIBED BY THE EAST-CLAM  
DEED RECORDED IN BOOK 408, PAGE 86 AND BEING MORE PARTICULARLY DESCRIBED  
AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF VALLEY VIEW GARDENS PLAT NO. 13,  
RECORDED IN PLAT BOOK 20, PAGE 28 AND WITH THE NORTH LINE THEREOF,  
N. 87°34'50\"/>

THENCE FROM THE POINT OF BEGINNING AND LEAVING SAID NORTH LINE, 222.29 FEET  
ALONG A 440.00-FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING  
A CHORD, N. 20°17'45\"/>

I FURTHER CERTIFY THAT I SURVEYED THE ABOVE DESCRIBED PROPERTY AND SUBDIVISION  
IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI SURVEYING  
STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY:

CHUCKETTS ENGINEERING CONSULTANTS, LLC  
2608 NORTH STAGION BLVD.  
COLUMBIA, MO 65222

CORPORATE NUMBER: 0001511004



*David Thomas Butcher*  
DAVID T. BUTCHER, PLS-200214035  
DATE

STATE OF MISSOURI: 55

COUNTY OF BOONE: 7

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 14th DAY OF May, 2015.

*Kenneth Fairies*  
KENNETH FAIRIES

NOTARY PUBLIC  
MY COMMISSION EXPIRES APRIL 22, 2018  
COMMISSION NUMBER 14955867

RESIDENT TRUSTS  
Notary Public - Notary Seal  
State of Missouri  
Cole County  
Commission #14955867  
My Commission Expires April 22, 2018

## KNOW ALL MEN BY THESE PRESENTS

THAT ELVIN E. SAPP, TRUSTEE OF THE ELVIN E. SAPP REVOCABLE TRUST, IS THE SOLE  
OWNER OF THE TRACT DESCRIBED TRACT AND THAT HE HAS CAUSED SAID TRACT TO BE  
SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE SAID  
PLAT OF SAID TRACT OF THE ABOVE DRAWING IS HEREBY DEEDS TO THE CITY OF  
COLUMBIA FOR THE PUBLIC USE HEREIN. THE EASEMENTS AS SHOWN, ARE HEREBY  
DEEDS TO THE CITY OF COLUMBIA FOR THE PUBLIC USE HEREBY. THE ABOVE  
DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "VALLEY VIEW POINT".

IN WITNESS WHEREOF, ELVIN E. SAPP, TRUSTEE HAS CAUSED THESE PRESENTS TO  
BE SIGNED BY THE TRUSTEE.

*Elvin E. Sapp, Trustee*  
ELVIN E. SAPP, TRUSTEE

STATE OF MISSOURI: 55

COUNTY OF BOONE: 7

ON THIS 14th DAY OF May, 2015 BEFORE ME PERSONALLY

APPEARED ELVIN E. SAPP, TO ME KNOWN WHO BY ME TRUSTY SIGNED, JOINT AND SEVERAL,  
THIS INSTRUMENT TO BE HIS FREE ACT AND THE FREE ACT AND DEED OF SAID  
REVOCABLE TRUST.

STATE OF MISSOURI: 55

COUNTY OF BOONE: 7

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 14th DAY OF May, 2015.

*Kenneth Fairies*  
KENNETH FAIRIES

NOTARY PUBLIC  
MY COMMISSION EXPIRES APRIL 22, 2018  
COMMISSION NUMBER 14955867

RESIDENT TRUSTS  
Notary Public - Notary Seal  
State of Missouri  
Cole County  
Commission #14955867  
My Commission Expires April 22, 2018

## NOTES:

1. THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS  
SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAPS,  
PANEL NO. 29018002003, DATED: MARCH 11, 2011.
2. THIS SURVEY COMPLETION TO THE ACCURACY STANDARDS FOR URBAN  
PROPERTY AS OUTLINED BY MISSOURI BOARD RULE 20 CSR  
20.00-16.040(2)(A).
3. RECORD TITLE INFORMATION WAS PROVIDED BY BOONE-CENTRAL TITLE  
COMPANY, FILE NO. 1507396, DATED MARCH 3, 2015.
4. THIS TRACT IS REGULATED BY THE STREAM BUFFER REQUIREMENTS IN  
SECTION 124-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF  
ORDINANCES. THERE ARE NO REGULATED STREAMS ON THIS SITE AS  
SHOWN BY THE RECENTLY ISSUED CLEARANCE MAP.
5. THE OUTER BOUNDARY MONUMENTATION FALLS IN THE EXISTING  
STREET PLATMENT ONLY THE LOT MONUMENTS WERE SET BY THIS  
SURVEY.

**EXCERPTS**

**PLANNING AND ZONING COMMISSION MEETING**

**MAY 7, 2015**

**IV) SUBDIVISIONS**

**Case No. 15-103**

**A request by Elvin E. Sapp (owner) for a one-lot final minor subdivision of R-2 (Two-Family Dwelling District) zoned land. The 0.7-acre subject site is located on the southern corner of State Route E and Sunflower Street.**

MR. REICHLIN: May I have a staff report, please.

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

MR. REICHLIN: Are there any questions of Staff? Seeing none. At this time, I will at least afford the opportunity, if somebody has anything salient they would like to briefly state to us regarding this matter, now would be the time to approach. Seeing no one, then we'll just move forward with discussion of commissioners. Anybody care to chime in on this item?

MR. STANTON: Looks straightforward to me.

MR. REICHLIN: Mr. Stanton, would you like to frame a motion.

MR. STANTON: I would. As it relates to Case 15-103 known as Valley View Point final minor plat, I move to approve the final minor plat for that property.

MR. TILLOTSON: Second.

MR. REICHLIN: Second by Mr. Tillotson. Roll call, please.

MR. STRODTMAN: Yes, sir.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Stanton, Mr. Strodtman, Mr. Tillotson, Ms. Russell, Ms. Burns, Ms. Loe, Mr. Reichlin. Motion carries 7-0.**

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