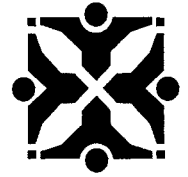


City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B 122-15

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: 5/18/2015

Re: Cobblestone Cottages - Final Plat (Case #15-104)

Documents Included With This Agenda Item

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

Supporting documentation includes: Maps, Plats and Plans

Executive Summary

Passing the ordinance will approve a 16-lot final plat on PUD-4 (Planned Unit Development) and R-1 (One-family Dwelling District) zoned land, to be known as "Cobblestone Cottages".

Discussion

The applicant, Crockett Engineering, is requesting approval of a 16-lot final plat that includes 12 residential lots and 4 common lots. The 9.23-acre subject site is located at the southeast corner of the intersection of Route K and Old Plank Road.

The subject property is associated with a previously approved PUD plan of the same name, approved on January 5, 2015, which represented the preliminary plat for the subject property. The final plat provides for 12 single-family detached dwelling units grouped around the center of the property, which includes a common lot located within a looped private street that serves the property. Three additional common lots are located adjacent to both roadways that border the property.

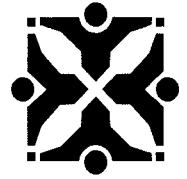
Significant right of way will be dedicated as part of the final plat. The right of way dedication in the northwest portion of the property, near the intersection of Old Plank Road and Route K, will be utilized for the improvement of the intersection of Route K with Old Plank Road and Sinclair Road. The Capital Improvement Program (CIP) identifies the improvement of Sinclair Road north of Route K within 6-10 years. In addition, right along both Route K and Old Plank Road is dedicated in order to provide adequate right of way width per the street design standards.

While generally consistent, the final plat does deviate somewhat from the approved PUD development plat by enlarging the acreage from 4.57 to 9.23 acres. The increase in acreage is the result of increasing the amount of property within Lot C1, a common lot, located along the south and east sides of the subdivision.

The portion of property that was not previously included in C1 had originally been included within a common lot that was identified on a separate preliminary plat - "The Gates, Plat 2". On that preliminary plat, there was a large (92 acres) common lot that bordered both the subject property and

City of Columbia

701 East Broadway, Columbia, Missouri 65201



the R-1 residential development to the south. Basically, this large common lot has now been reallocated between the PUD and R-1 zoned area of the larger "The Gates, Plat 2" development.

Given that the additional property included in Lot C1 was previously identified as a common lot on another preliminary plat, staff does not find that this alteration constitutes a substantial change from the approved development plan/preliminary plat. The density of the development does not change, and no additional property has been rezoned to PUD, as the additional parcel is zoned R-1.

Staff finds that the final plat is in substantial compliance with "Cobblestone Cottages", is in technical compliance with all relevant subdivision regulations, and recommends approval.

Fiscal Impact

Short-Term Impact: Limited short-term impact. Connection/extension of infrastructure is at the cost of the developer.

Long-Term Impact: Long-term impact would include infrastructure maintenance and public safety services. Such increased costs may or may not 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 final plat for "Cobblestone Cottages".

Legislative History

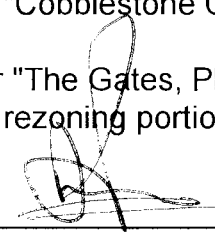
Ordinance #022317 (1/5/15): Approved PUD plan for "Cobblestone Cottages", rezoned additional property to PUD-4

Res. #128-14 (7/21/14): Approved preliminary plat for "The Gates, Plat 2"

Ordinance #022127 (7/21/14): Approved annexation, rezoning portions to R-1 and PUD-4



Department Approved



City Manager Approved

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 122-15

AN ORDINANCE

approving the Final Plat of Cobblestone Cottages, 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 Cobblestone Cottages, as certified and signed by the surveyor on May 11, 2015, a major subdivision located on the southeast corner of Route K and Old Plank Road, containing approximately 9.23 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 Tompkins Homes and Development, Inc. in connection with the approval of the Final Plat of Cobblestone Cottages. 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 **Tompkins Homes and Development, Inc.** ("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 **Cobblestone Cottages**, 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 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

Subdivider

BY:  _____



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Maps, Plats and Plans



15-104: Cobblestone Cottages Final Major



City of Columbia Zoning



100-Year Flood Plain



Boone County Zoning

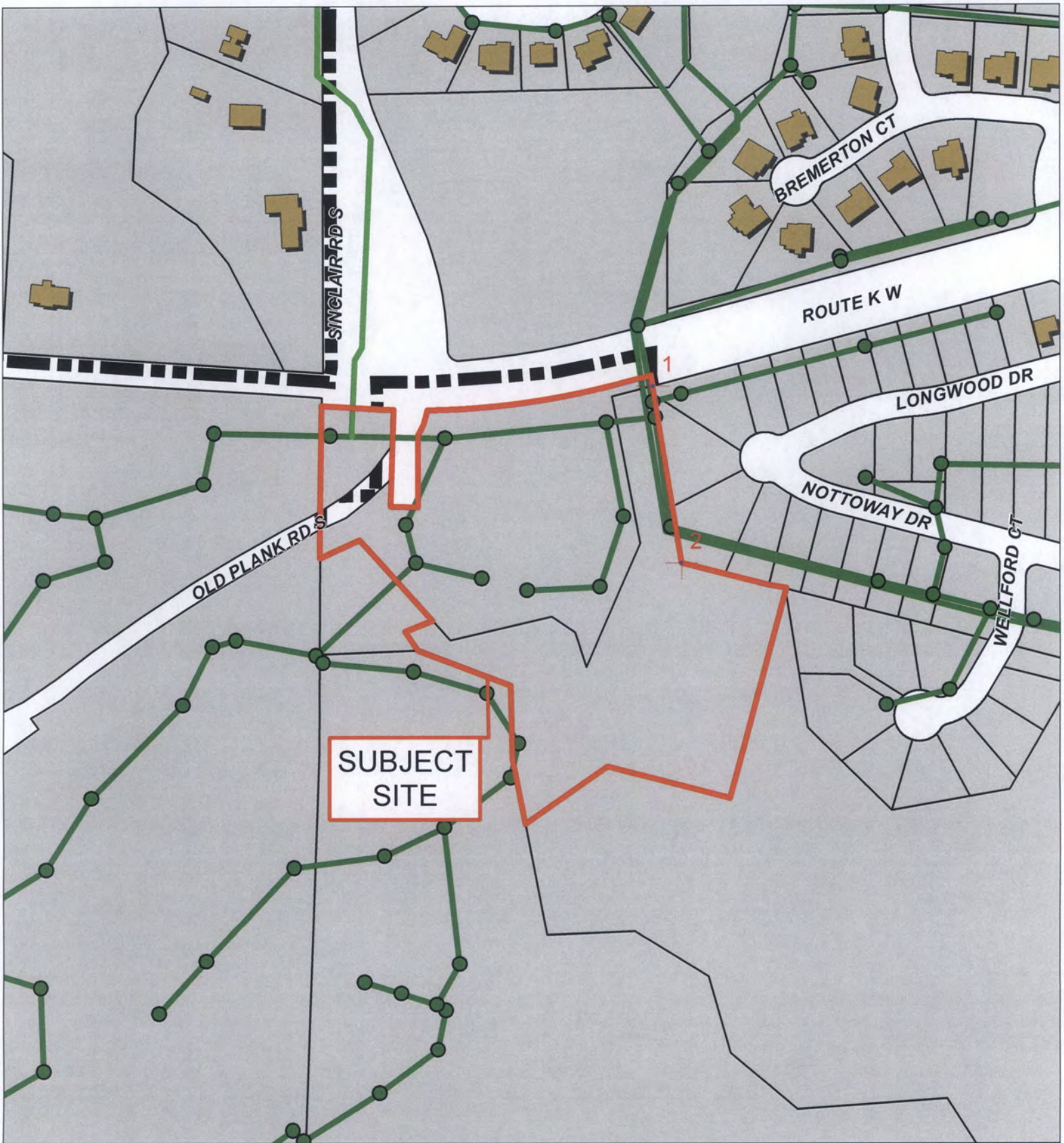


Parcels



Columbia City Limit



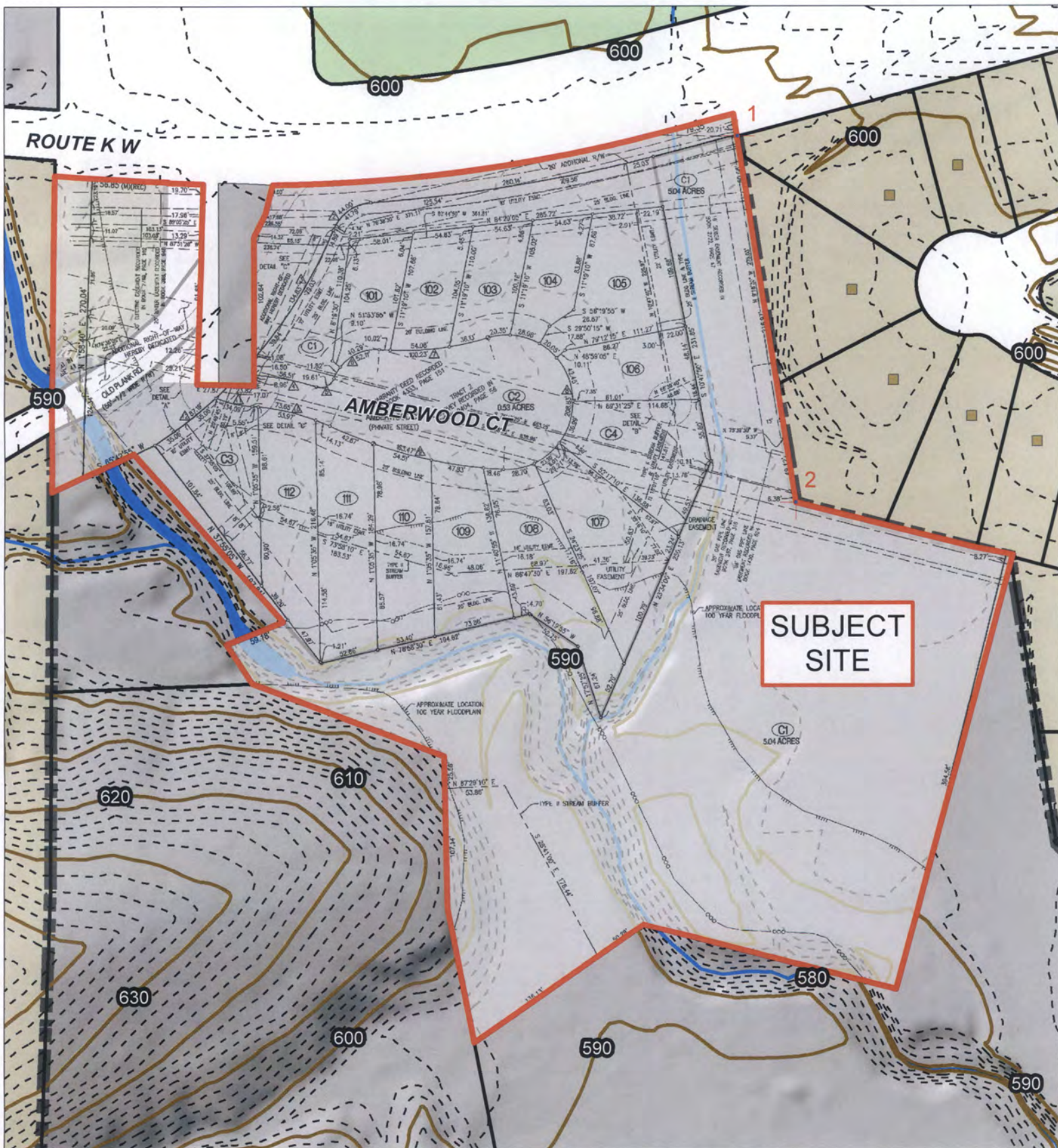


15-104: Cobblestone Cottages Final Major



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



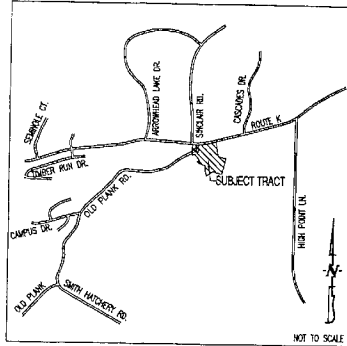


15-104: Cobblestone Cottages Final Major



- 10 Foot Contour Lines
- 2 Foot Contour Lines
- Parcels
- Building Footprint
- Bodies of Water





LOCATION MAP
NOT TO SCALE

NOTES:

- PART OF THIS TRACT IS LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAP 29019C03350 DATED MARCH 17, 2011.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A).
- RECORD TITLE INFORMATION WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, FILE NO. 1403705, DATED JUNE 23, 2014.
- PART OF THIS TRACT IS LOCATED WITHIN THE TYPE 2 STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR JAMESTOWN QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
- ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION AND UTILITIES ARE COMPLETE.
- LOTS C1, C2, C3, & C4 ARE NOT FOR RESIDENTIAL DEVELOPMENT, BUT MAY CONTAIN ADVENTURES AND IS INTENDED TO BE GRANTED TO THE HOME OWNERS ASSOCIATION.
- NO DIRECT DRIVEWAY ACCESS SHALL BE ALLOWED ONTO MISSOURI ROUTE K.

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI,
THIS ____ DAY OF _____, 2015.

ROBERT McDAVID, MAYOR

SHEILA AMIN, CITY CLERK

KNOW ALL MEN BY THESE PRESENTS:

THAT TOMPKINS HOMES AND DEVELOPMENT, INC., MIKE AND DEANNA TOMPKINS, HUSBAND & WIFE, SHAUN AND FELICIA TOMPKINS, HUSBAND & WIFE, AND BRETT AND JENNIFER McCALLISTER, HUSBAND & WIFE ARE THE SOLE OWNERS OF THE HEREON DESCRIBED TRACT AND THAT SAID CORPORATION AND HUSBAND AND WIVES HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ATTACHED DRAWING. THE STREET RIGHT-OF-WAY SHOWN BY THE ATTACHED DRAWING IS 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 ATTACHED DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "COBBLESTONE COTTAGES".

IN WITNESS WHEREOF, TOMPKINS HOMES AND DEVELOPMENT, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY, WITH SEAL TO BE AFFIXED THIS 11th DAY OF May, 2015.

TOMPKINS HOMES AND DEVELOPMENT, INC.

MIKE TOMPKINS, PRESIDENT & SECRETARY

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 11th DAY OF May, 2015 BEFORE ME PERSONALLY APPEARED MIKE TOMPKINS, TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT AND SECRETARY OF SAID CORPORATION AND THAT HE FURTHER ACKNOWLEDGED THIS INSTRUMENT TO BE HIS FREE ACT AND THE FREE ACT AND DEED OF SAID CORPORATION.

Kenneth Farris NOTARY PUBLIC
KENNETH FARRIS
MY COMMISSION EXPIRES APRIL 22, 2018
COMMISSION NUMBER 14965667



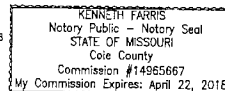
IN WITNESS WHEREOF, WE HAVE CAUSED THESE PRESENTS TO BE SIGNED.

Mike Tompkins MIKE TOMPKINS
Deanna Tompkins DEANNA TOMPKINS

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 11th DAY OF May, 2015 BEFORE ME PERSONALLY APPEARED MIKE TOMPKINS, AND DEANNA TOMPKINS, HUSBAND AND WIFE, TO ME KNOWN, WHO BY ME DULY SWORN, DID ACKNOWLEDGE THIS INSTRUMENT TO BE THEIR FREE ACT AND DEED.

Kenneth Farris NOTARY PUBLIC
KENNETH FARRIS
MY COMMISSION EXPIRES APRIL 22, 2018
COMMISSION NUMBER 14965667

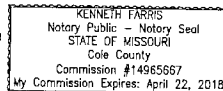


IN WITNESS WHEREOF, WE HAVE CAUSED THESE PRESENTS TO BE SIGNED.

Shaun Tompkins SHAUN TOMPKINS
Felicia Tompkins FELICIA TOMPKINS

ON THIS ____ DAY OF _____, 2015 BEFORE ME PERSONALLY APPEARED SHAUN TOMPKINS, AND FELICIA TOMPKINS, HUSBAND AND WIFE, TO ME KNOWN, WHO BY ME DULY SWORN, DID ACKNOWLEDGE THIS INSTRUMENT TO BE THEIR FREE ACT AND DEED.

Kenneth Farris NOTARY PUBLIC
KENNETH FARRIS
MY COMMISSION EXPIRES APRIL 22, 2018
COMMISSION NUMBER 14965667



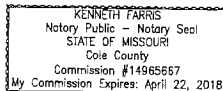
IN WITNESS WHEREOF, WE HAVE CAUSED THESE PRESENTS TO BE SIGNED.

Brett McCallister BRETT McCALLISTER
Jennifer McCallister JENNIFER McCALLISTER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS ____ DAY OF _____, 2015 BEFORE ME PERSONALLY APPEARED BRETT McCALLISTER, AND JENNIFER McCALLISTER, HUSBAND AND WIFE, TO ME KNOWN, WHO BY ME DULY SWORN, DID ACKNOWLEDGE THIS INSTRUMENT TO BE THEIR FREE ACT AND DEED.

Kenneth Farris NOTARY PUBLIC
KENNETH FARRIS
MY COMMISSION EXPIRES APRIL 22, 2018
COMMISSION NUMBER 14965667



FINAL PLAT
COBBLESTONE COTTAGES
A MAJOR SUBDIVISION LOCATED IN SECTION 10, TOWNSHIP 47 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
MARCH 30, 2015

CERTIFICATION:

I HEREBY CERTIFY THAT IN MARCH OF 2015, I COMPLETED A SURVEY AND SUBDIVISION FOR THE TOMPKINS AND DEVELOPMENT, INC. OF A TRACT OF LAND LOCATED IN SECTION 10, TOWNSHIP 47 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND DESCRIBED IN THE WARRANTY DEEDS RECORDED IN BOOK 4333, PAGES 151, 153, AND 155 AND BEING PART OF TRACT 2 OF THE SURVEY RECORDED IN BOOK 2404, PAGE 56 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH RIGHT-OF-WAY LINE OF MISSOURI ROUTE K AT THE NORTHWEST CORNER OF SAID TRACT 2, AND WITH SAID RIGHT-OF-WAY LINE AND THE LINES OF SAID TRACT 2 THEREOF, S 86°23'30"E, 56.85 FEET; THENCE 45.13 FEET ALONG A 1462.39-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 87°18'55"E, 46.13 FEET; THENCE CONTINUING WITH THE LINES OF SAID TRACT 2, S 1°52'50"W, 180.07 FEET; THENCE S 89°04'05"E, 51.69 FEET; THENCE N 0°03'05"E, 180.10 FEET; THENCE, 361.52 FEET ALONG A 1462.39-FOOT RADIUS, NON-TANGENT, CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 82°53'55"E, 360.60 FEET; THENCE N 75°30'25"E, 79.35 FEET TO THE NORTHWEST CORNER OF DAK PARK PLAT NO. 2 RECORDED IN PLAT BOOK 46, PAGE 36; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND WITH THE LINES OF SAID TRACT 2, S 9°16'30"E, 353.83 FEET; THENCE S 75°46'05"E, 196.93 FEET; THENCE S 14°14'00"W, 402.83 FEET; THENCE N 75°46'00"W, 238.13 FEET; THENCE S 55°21'55"W, 186.41 FEET; THENCE N 11°03'30"W, 125.00 FEET; THENCE N 1°20'20"W, 136.39 FEET; THENCE N 69°26'30"W, 185.95 FEET; THENCE N 33°54'45"W, 42.57 FEET; THENCE N 68°35'15"E, 59.18 FEET; THENCE N 37°55'05"W, 197.81 FEET; THENCE S 65°42'55"W, 72.15 FEET TO THE WEST LINE OF SAID TRACT 2; THENCE WITH SAID WEST LINE, N 1°58'40"E, 270.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.23 ACRES.

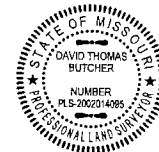
I FURTHER CERTIFY THAT I SURVEYED THE ABOVE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY:

CROCKETT ENGINEERING CONSULTANTS, LLC
2608 NORTH STADIUM BLVD.
COLUMBIA, MO 65202

CORPORATE NUMBER: 2000151304

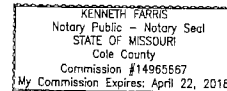
David T. Butcher
DAVID T. BUTCHER, PLS-2002014095
5/11/2015
DATE



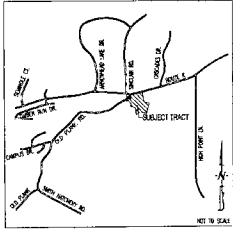
STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 11th DAY OF May, 2015.

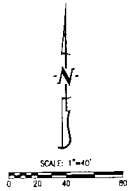
Kenneth Farris NOTARY PUBLIC
KENNETH FARRIS
MY COMMISSION EXPIRES APRIL 22, 2018
COMMISSION NUMBER 14965667



FILED FOR RECORD IN BOONE COUNTY, MISSOURI
MORA DETZEL, RECORDING OF DEEDS



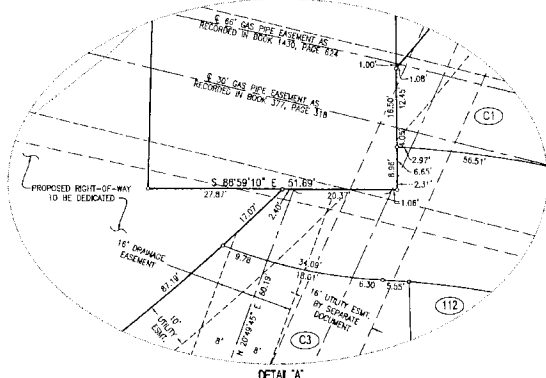
LOCATION MAP
NOT TO SCALE



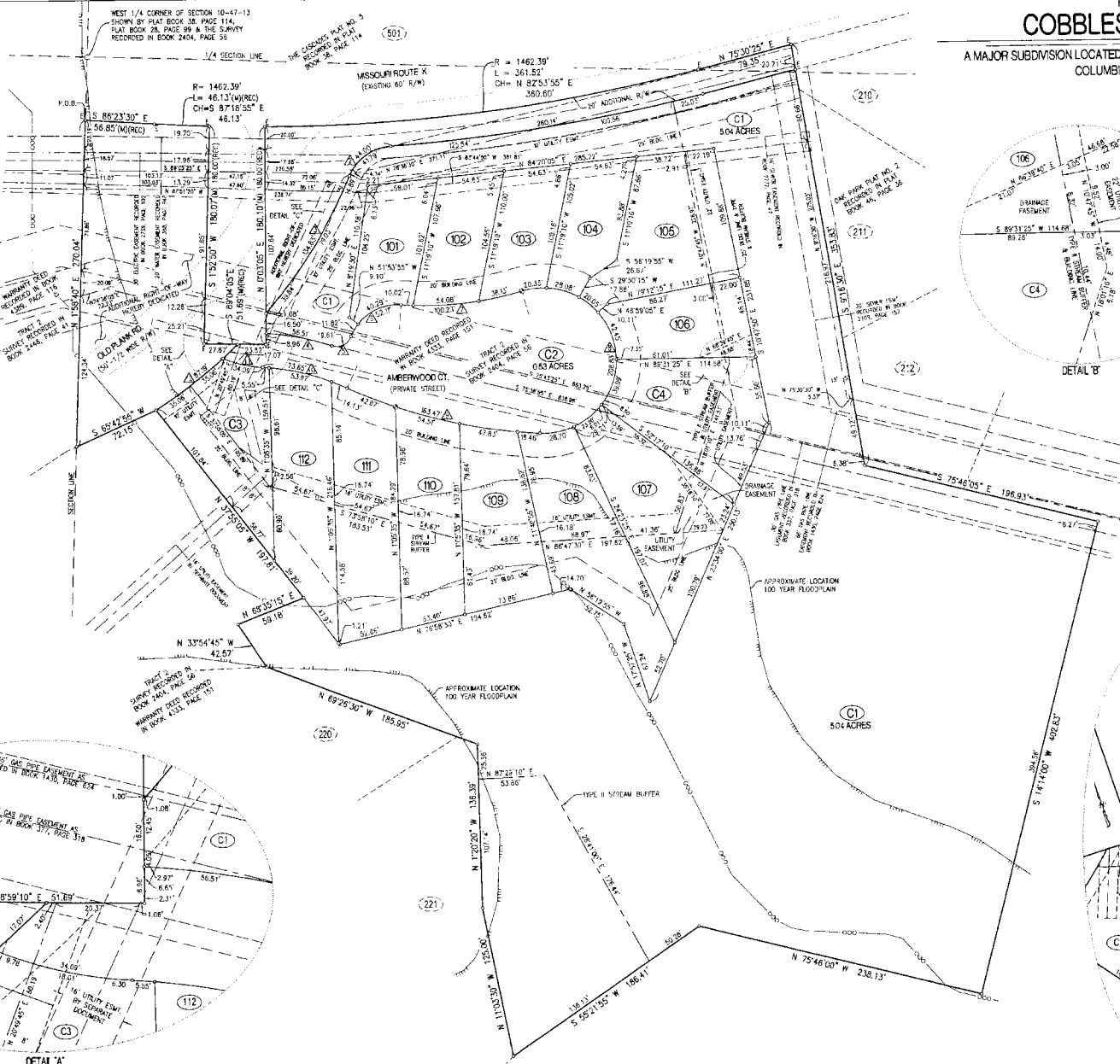
BEARINGS ARE REFERENCED TO GRID
NORTH OF THE MISSOURI STATE PLANE
COORDINATE SYSTEM (CENTRAL ZONE),
OBTAINED FROM GPS OBSERVATION.

LEGEND:

- E EXISTING
- S SET
- SET 1/2" IRON PIPE
(UNLESS NOTED OTHERWISE)
- STONE
- PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (RFD) RECORDED DISTANCE
- P.O.B. POINT OF BEGINNING



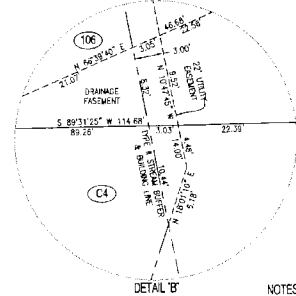
DETAIL 'A'



**FINAL PLAT
COBBLESTONE COTTAGES**

A MAJOR SUBDIVISION LOCATED IN SECTION 10, TOWNSHIP 47 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
MARCH 30, 2015
PROJECT #16-104

SHEET 2 OF 2



DETAIL 'B'

CURVE TABLE

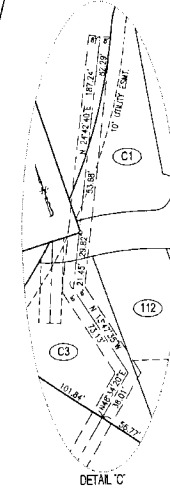
CURVE	R	L	CHORD	CHORD
1	1462.39	456.47	S 81°08'00" W	454.67
2	40.00	44.00	S 54°28'15" W	41.81
3	425.00	134.81	N 32°02'30" E	134.26
4	226.00	56.51	N 79°08'20" W	56.37
5	1140.00	19.81	N 64°48'30" E	17.80
6	41.00	52.11	S 57°36'30" W	48.67
7	275.00	100.23	N 82°26'45" E	89.68
8	60.30	206.83	N 6°41'40" W	116.28
9	434.30	163.47	S 75°11'25" E	162.51
10	198.00	73.65	N 76°03'20" W	73.23
11	102.00	34.00	S 77°02'20" E	33.93
12	425.00	87.18	N 51°41'10" E	87.04

NOTES:

- PART OF THIS TRACT IS LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAP 29019003350 DATED MARCH 17, 2014.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS INTENDED BY MISSOURI BOARD RULE 20 CSR 2030-18.040(2)(A).
- RECORD TITLE INFORMATION WAS PROVIDED BY BOONE CENTRAL TITLE COMPANY, FILE NO. 1403705, DATED JUNE 23, 2014.
- PART OF THIS TRACT IS LOCATED WITHIN THE TYPE 2 STREAM BUFFER AS DETERMINED BY THE 100-YEAR FLOOD PLAIN MAP FOR JAMESTOWN QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 124 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
- ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION AND UTILITIES ARE COMPLETE.
- LOTS C1, C2, C3, & C4 ARE NOT FOR RESIDENTIAL DEVELOPMENT, BUT MAY CONVEY BACKLIES AND IS INTENDED TO BE GRANTED TO THE HOME OWNERS ASSOCIATION.
- NO DIRECT DRIVEWAY ACCESS SHALL BE ALLOWED ONTO MISSOURI ROUTE 13.
- ALL MAINTENANCE OF THE PRIVATE STREETS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OF ADJUTING PROPERTY OWNERS. NO PRIVATE STREETS SHALL BE DEDICATED TO NON-ADJUTING BY THE CITY FOR MAINTENANCE UNTIL THEY HAVE BEEN IMPROVED TO MINIMUM CITY STANDARDS FOR PUBLIC STREETS.



David T. Butcher, PLS-2002014095
5/1/2015
DATE



DETAIL 'C'