

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B 136-15

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: 6/1/2015

Re: Final Plat - Barcus Ridge Plat 1 (Case 15-106)

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 the final plat will result in the creation of 44 lots for single-family home development and two (2) common lots on approximately 24.14 acres of R-1 (single-family dwelling district) zoned land south of Route K and west of Boone's Pointe subdivision.

Discussion

Tompkins Homes and Development, Inc is seeking approval of 46-lot subdivision to be known as "Barcus Ridge Plat 1" on approximately 24.14 acres of land located south of Route K and west of Boone's Pointe subdivision. The proposed final plat includes 44 single-family homes sites and two (2) common lots.

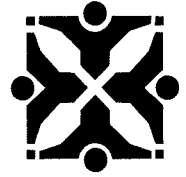
The proposed final plat is a portion of the previously approved preliminary plat for Barcus Ridge (Case 14-194). The area sought for final platting is substantially compliant with the preliminary plat with the exception of the following: 1) elimination of a proposed "eye-brow" street segment in the southeast corner, 2) creation of an expanded open space parcel along Route K verses lots "backing" to the roadway, and 3) the addition of two zoning compliant lots resulting from the roadway change.

Internal staff and external agencies have reviewed the plat and find that it meets all the technical requirements of the Subdivision Regulations. The final plat will dedicate required half-width right of way along Route K and the approved construction plans will result in the installation of sidewalk along the development's (platted and unplatted) Route K frontage.

Locators maps and a reduced copy of the final plat are attached for review.

City of Columbia

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Fiscal Impact

Short-Term Impact: None. All public infrastructure will be installed at the owner's expense in accordance with City technical specifications. The site is served by Boone Electric and CWSD #1 water services.

Long-Term Impact: Long-term impacts will include public safety and solid waste services as well as maintenance of internal roadways and sanitary sewer. Such costs may or may not be offset by increased user fees and taxes.

Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Development

Strategic Plan Impact: Growth Management, Infrastructure

Comprehensive Plan Impact: Land Use & Growth Management, Infrastructure, Mobility, Connectivity, and Accessibility, Livable & Sustainable Communities

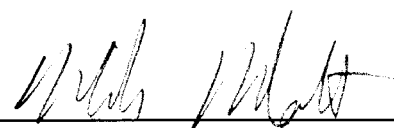
Suggested Council Action

Approval of the final plat to be known as "Barcus Ridge Plat 1"

Legislative History

11/17/14 - Preliminary Plat Barcus Ridge (R215-14)


Department Approved


City Manager Approved

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 136-15

AN ORDINANCE

approving the Final Plat of Barcus Ridge, Plat No. 1; 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 Barcus Ridge, Plat No. 1, as certified and signed by the surveyor on May 4, 2015, a subdivision located on the south side of Route K and west of Sinclair Road, containing approximately 24.14 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 Barcus Ridge, Plat No. 1. 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 **Barcus Ridge, Plat No. 1**, 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

Subdivider

BY:  _____



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Maps, Plats and Plans



15-106: Barcus Ridge Plat 1 Final Plat



City of Columbia Zoning



Boone County Zoning



Columbia City Limit

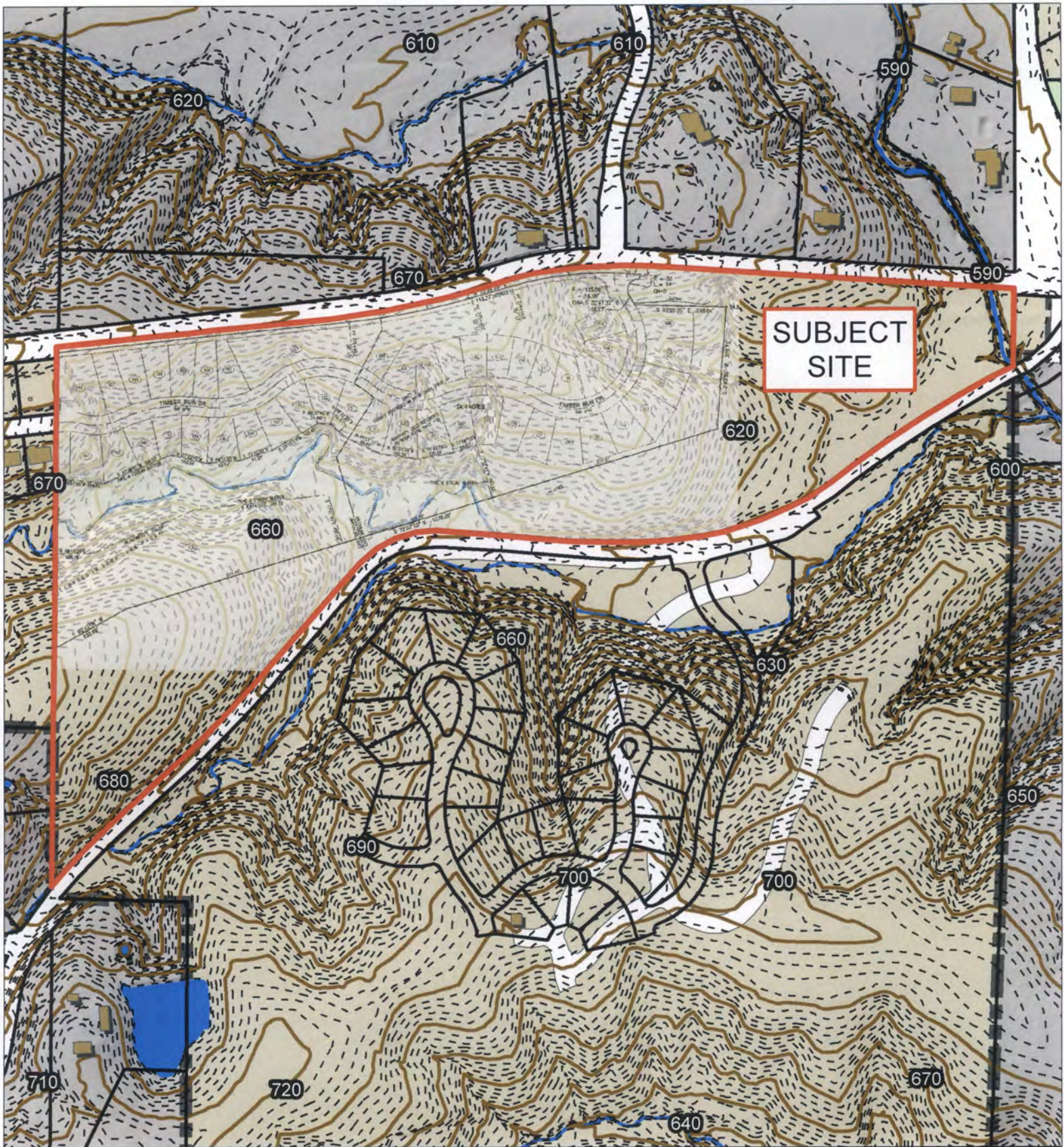


100-Year Flood Plain



Parcels



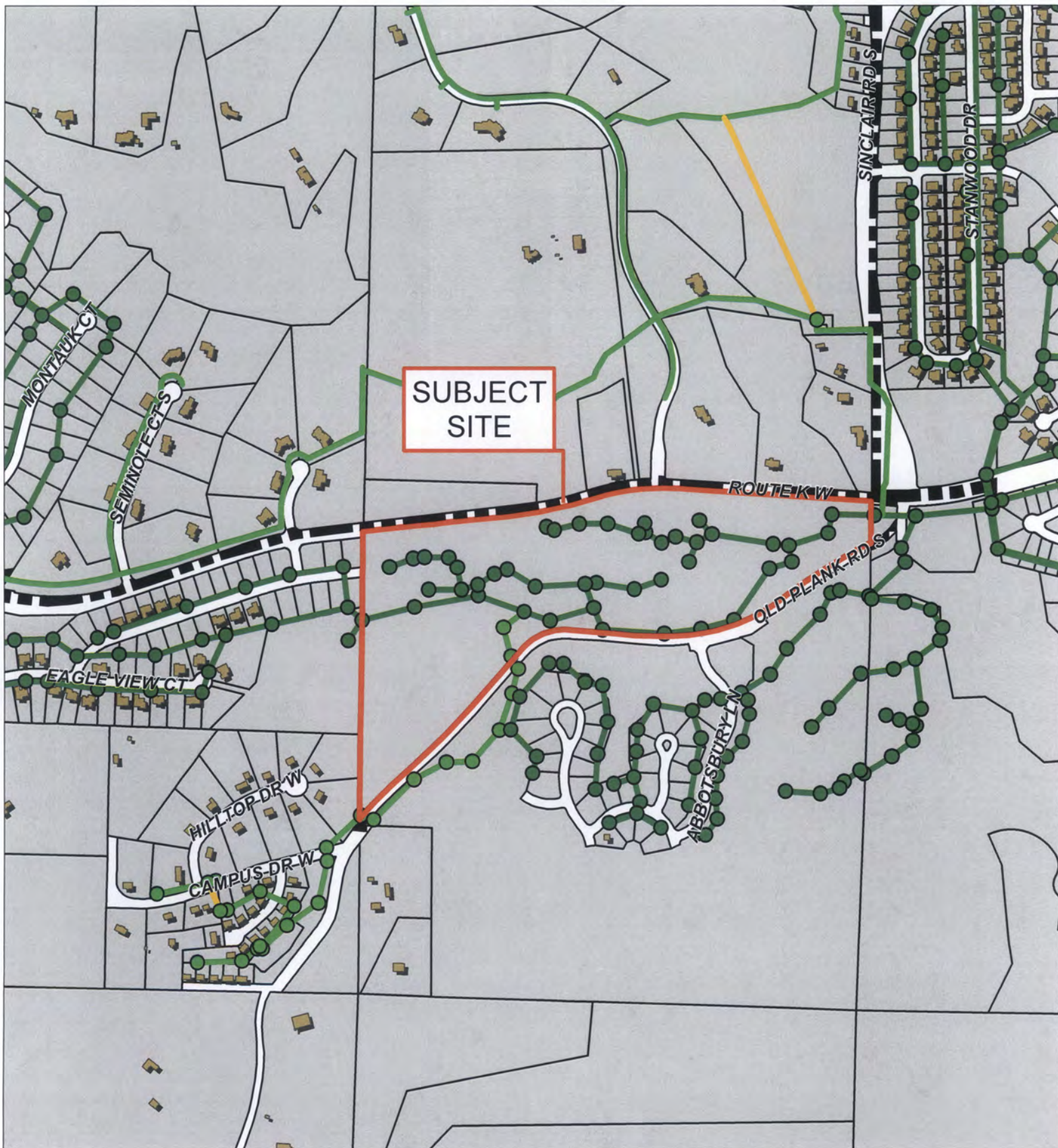


15-106: Barcus Ridge Plat 1 Final Plat



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





15-106: Barcus Ridge Plat 1 Final Plat



● BCRSD

● City Sanitary Structure

— BCRSD

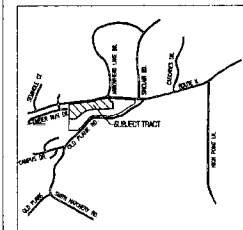
— City Sanitary Line

— Private Sanitary Line

■ Building Footprint

■ Parcels



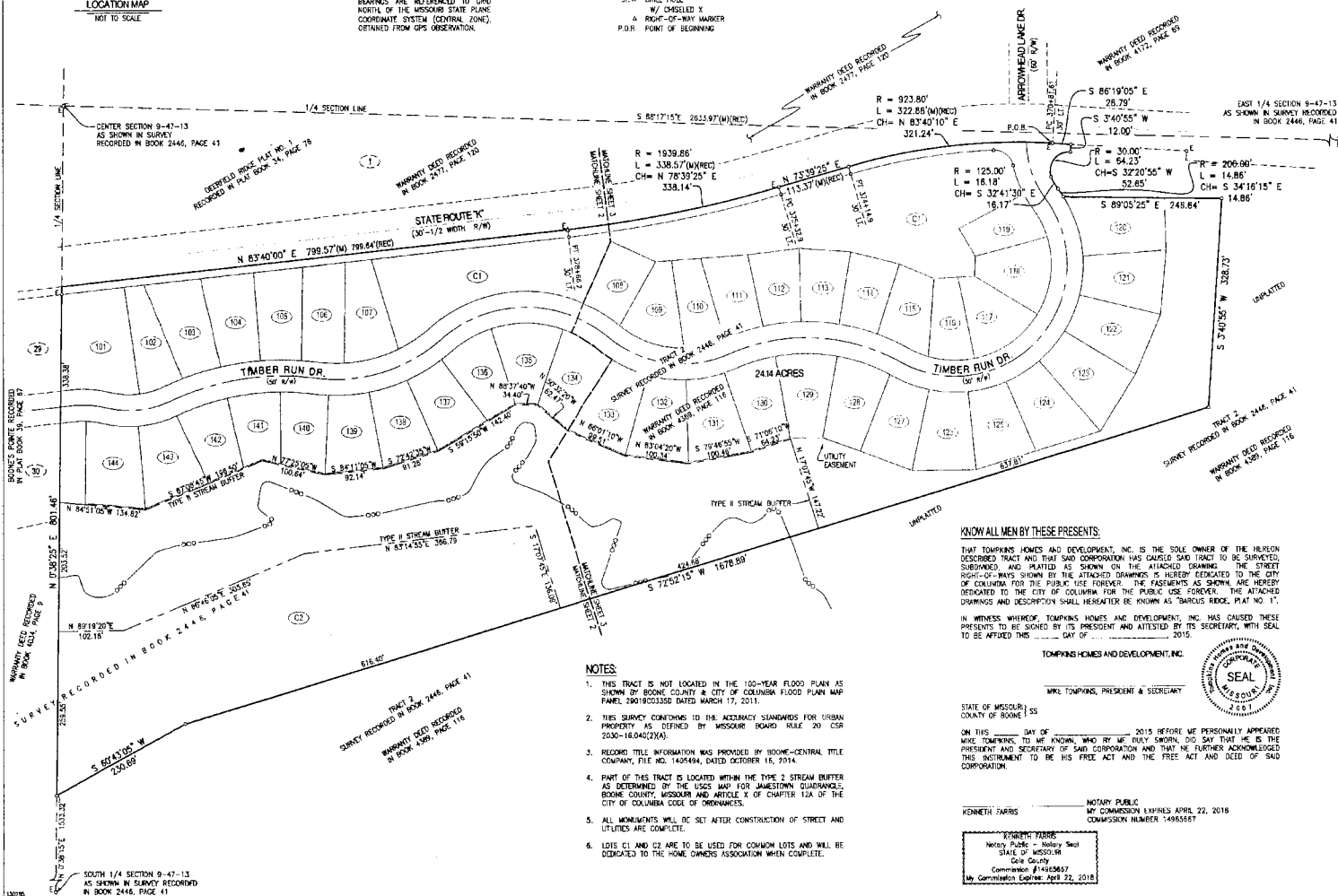


BEARINGS ARE REFERENCED TO GRID
NORTH OF THE MISSOURI STATE PLANE
COORDINATE SYSTEM (CENTRAL ZONE).
OBTAINED FROM GPS OBSERVATION.

FINAL PLAT BARCUS RIDGE, PLAT No. 1

LOCATED IN THE SOUTHEAST QUARTER OF
SECTION 9 TOWNSHIP 47 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
MARCH 30, 2015
PROJECT #15-106

LEGEND:
E EXISTING
S SET
S SET 1/2" IRON PIPE
(UNLESS NOTED OTHERWISE)
P PERMANENT MONUMENT
(W) MEASURED DISTANCE
(REC) RECORDED DISTANCE
(R) RADIAL LINE
(X) DRILL HOLE
W/ CHISELED X
A RIGHT-OF-WAY MARKER
P.B.R. POINT OF BEGINNING



CERTIFICATION

I, HERBERT JERRY, THAT IN MARCH OF 2015, I COMPLETED A SURVEY AND SUBDIVISION FOR TOWPKINS HOMES AND DEVELOPMENT, INC. OF A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 47 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE SURVEY RECORDED IN BOOK 2446, PAGE 41 AND BEING PART OF THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4389, PAGE 116 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROUTE 12 AT PC STATION 370+81.61, 30 FEET LEFT, AS SHOWN IN SAID SURVEY RECORDED IN BOOK 2446, PAGE 41; THENCE WITH THE NORTH LINE, THENCE, S 86°18'05" E, 28.79' FEET; THENCE LEAVING SAID NORTH LINE, S 74°05'55" W, 12.00' FEET; THENCE 64.23' FEET ALONG A 30.00'-FOOT RADIUS, NON-TANGENT, CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 32°25'55" W, 52.83' FEET; THENCE 16.18' FEET ALONG A 125.00'-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 32°41'30" E, 16.17' FEET; THENCE 14.88' FEET ALONG A 200.00'-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 34°16'15" E, 14.88' FEET; THENCE S 89°05'25" E, 248.84' FEET; THENCE, S 74°05'55" W, 228.73' FEET; THENCE S 72°52'15" W, 1678.89' FEET; THENCE S 60°45'00" W, 230.69' FEET; THENCE N 03°30'25" E, 201.48' FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE ROUTE 12; THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE THEREOF, N 87°40'00" E, 789.57' FEET; THENCE 338.57' FEET ALONG A 1938.88'-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 78°39'25" E, 338.14' FEET; THENCE N 73°39'25" E, 113.37' FEET; THENCE 322.89' FEET ALONG A 923.83'-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 82°40'10" E, 321.24' FEET TO THE POINT OF BEGINNING AND CONTAINING 24.14 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: 200015304



David T. Butcher
DAVID T. BUTCHER, PLS-2002014095
DATE: *5/1/2015*

STATE OF MISSOURI) SS
COUNTY OF BOONE)

SUBSCRIBED AND AFFIRMED BEFORE ME THIS *4th* DAY OF *May*, 2015.

Kenneth Harris NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 22, 2018
COMMISSION NUMBER 1485567

RENEWAL TABLE
Notary Public - Notary Seal
STATE OF MISSOURI
Columbia
Commission #1485567
My Commission Expires April 22, 2018

KNOW ALL MEN BY THESE PRESENTS:

THAT TOWPKINS HOMES AND DEVELOPMENT, INC. IS THE SOLE OWNER OF THE HEREIN DESCRIBED TRACT AND THAT SAID CORPORATION HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN ON THE ATTACHED DRAWING. THE STREET RIGHT-OF-WAYS SHOWN BY THE ATTACHED DRAWINGS 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 DRAWINGS AND DESCRIPTION SHALL HEREINAFTER BE KNOWN AS BARCUS RIDGE, PLAT NO. 1.

IN WITNESS WHEREOF, TOWPKINS 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 *4th* DAY OF *May*, 2015.

TOWPKINS HOMES AND DEVELOPMENT, INC.

MRS. TOWPKINS, PRESIDENT & SECRETARY

STATE OF MISSOURI) SS
COUNTY OF BOONE)

ON THIS *4th* DAY OF *May*, 2015 BEFORE ME PERSONALLY APPEARED MAKE TOWPKINS, TO ME KNOWN, WHO BY ME FULLY SHOWN, 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 Harris NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 22, 2018
COMMISSION NUMBER 1485567

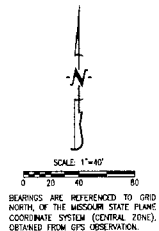
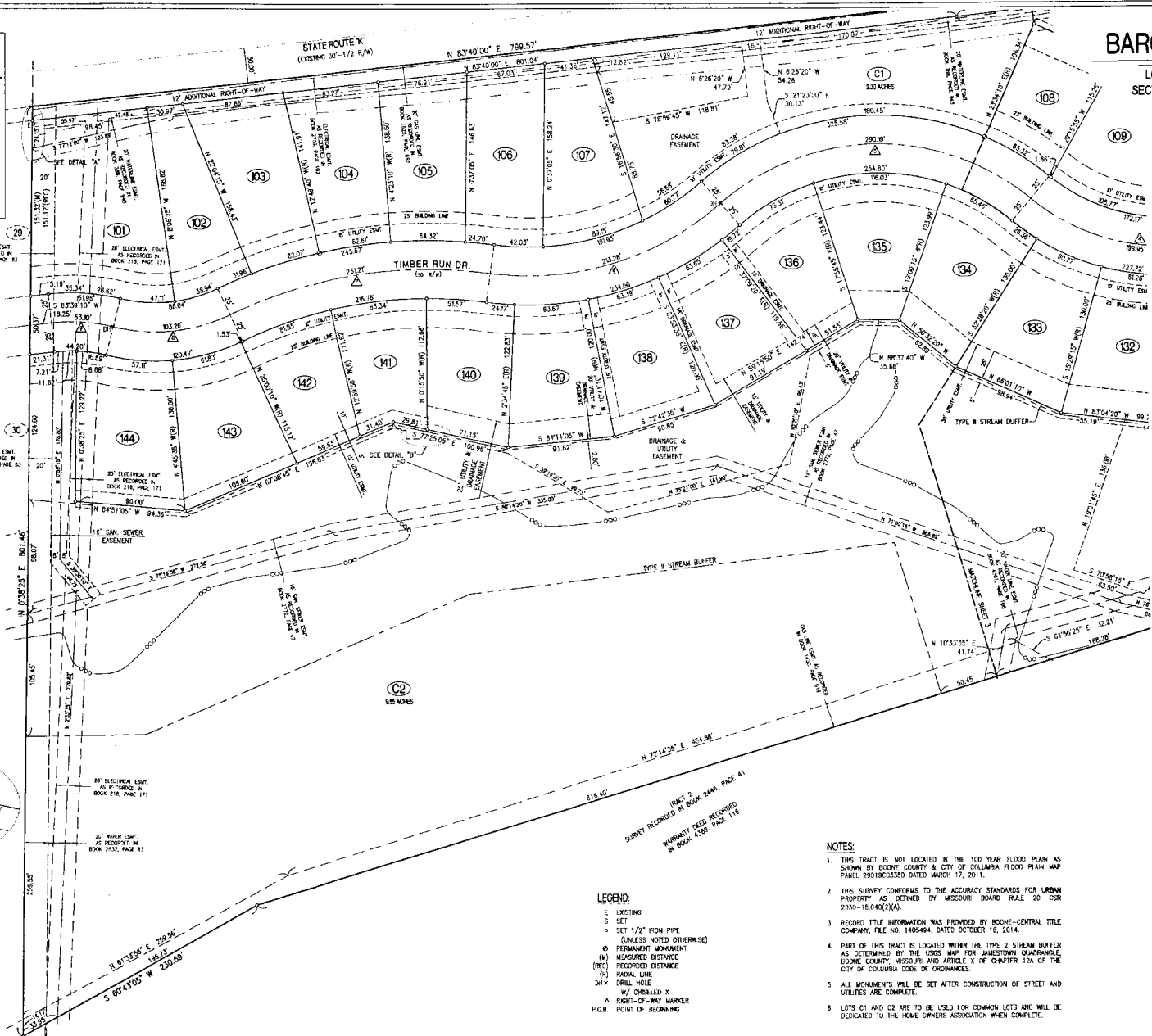
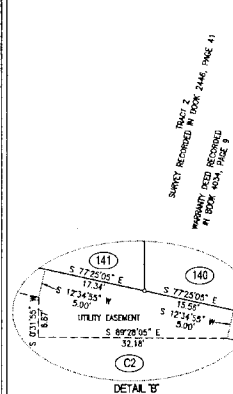
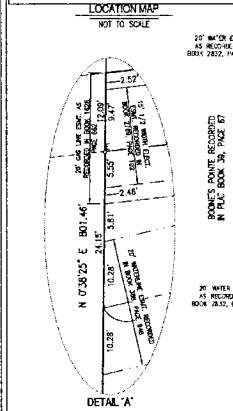
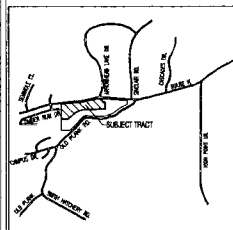
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STATE OF MISSOURI
Columbia
Commission #1485567
My Commission Expires April 22, 2018

NOTES

- THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAP PANEL 28018003350 DATED MARCH 17, 2011.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 200-160402304.
- RECORD TITLE INFORMATION WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, FILE NO. 140484, DATED OCTOBER 16, 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 2 OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
- ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION OF STREET AND UTILITIES ARE COMPLETE.
- LOTS C1 AND C2 ARE TO BE USED FOR COMMON LOTS AND WILL BE DEDICATED TO THE HOME OWNERS ASSOCIATION WHEN COMPLETE.

FINAL PLAT BARCUS RIDGE, PLAT No. 1

LOCATED IN THE SOUTHEAST QUARTER OF
SECTION 9 TOWNSHIP 47 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
MARCH 30, 2015
PROJECT #15-106

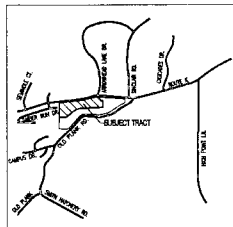


CURVE TABLE				
CURVE	R	L	CHORD	CHORD
1	150.00'	94.74'	S 18°16'20\"	E 93.16'
2	175.00'	478.01'	S 41°31'30\"	W 342.25'
3	300.00'	278.84'	N 87°10'40\"	W 268.91'
4	180.00'	199.85'	N 81°58'00\"	W 169.83'
5	205.00'	290.19'	S 89°17'20\"	W 286.55'
6	250.00'	213.26'	S 72°10'30\"	W 208.87'
7	400.00'	231.21'	S 81°03'30\"	W 228.00'
8	150.00'	103.28'	S 84°15'00\"	W 101.23'
9	150.00'	53.10'	N 86°12'20\"	W 52.83'
10	30.00'	41.88'	N 57°05'10\"	W 36.50'

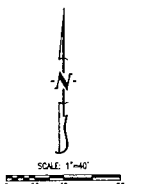
LEGEND:
 L. LOSTING
 S. SET
 1/2\"/>

- NOTES:**
- THIS TRACT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAP PANEL 29019003350 DATED MARCH 17, 2011.
 - THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 230.0-18.040(2)(A).
 - RECORD TITLE INFORMATION WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, FILE NO. 148484, DATED OCTOBER 15, 2014.
 - PART OF THIS TRACT IS LOCATED WITHIN THE TYPE II 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.
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DAVID T. BUTCHER, PLS-2002014095
 5/4/2015
 DATE



LOCATION MAP
NOT TO SCALE



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

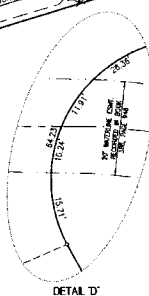
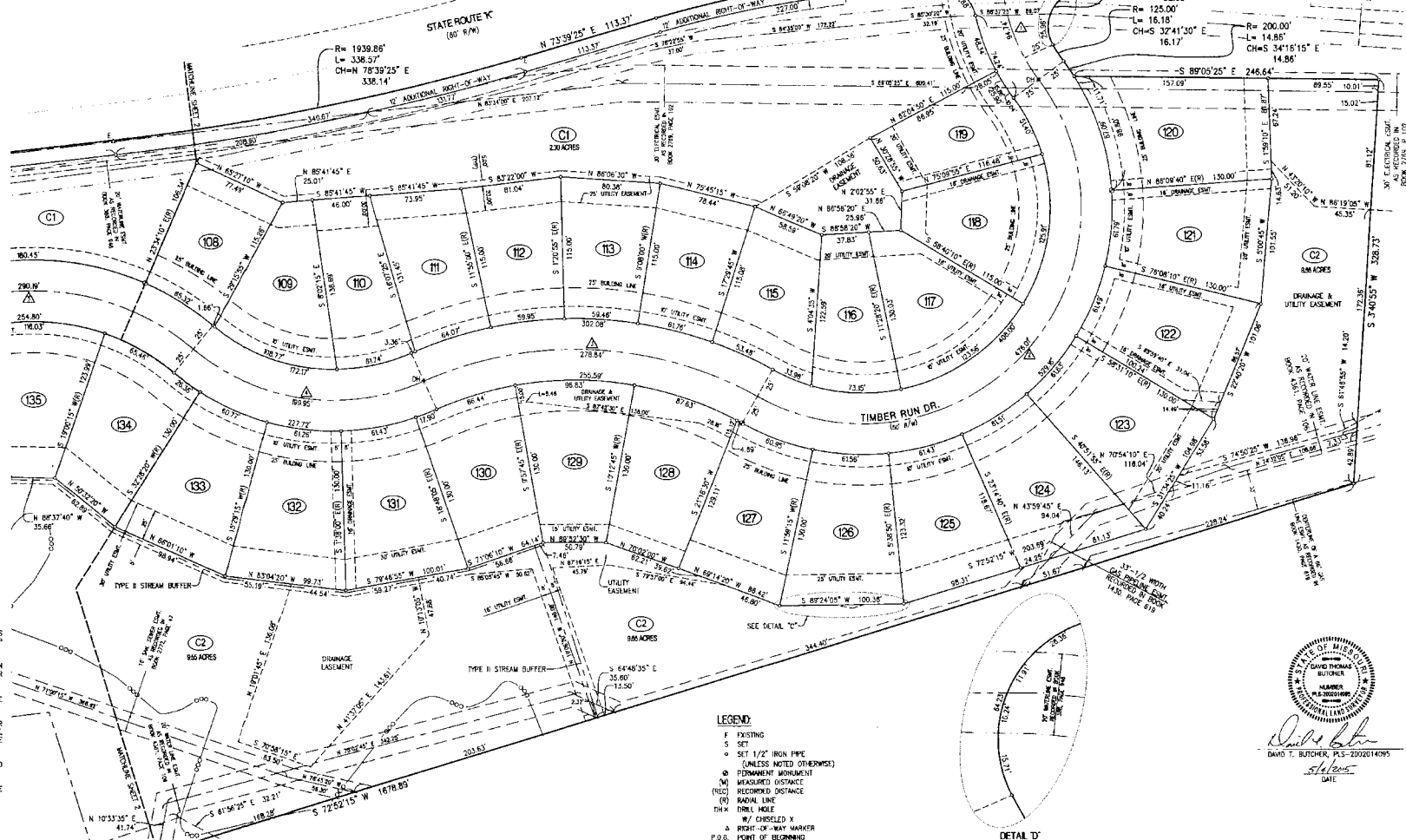
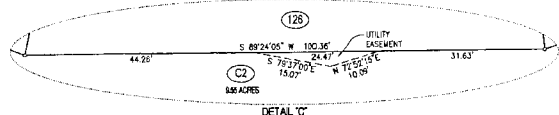
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8	150.00'	103.26'	S 84°13'50" W	101.23'
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- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A).
- RECORD TITLE INFORMATION WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, FILE NO. 1405494, DATED OCTOBER 18, 2014.
- PART OF THE TRACT IS LOCATED WITHIN THE TYPE II STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR JAMESTOWN GUARANTEE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
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FINAL PLAT BARCUS RIDGE, PLAT No. 1

LOCATED IN THE SOUTHEAST QUARTER OF
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DAVID T. BUTCHER, P.L.S.-2002014095
5/1/2015
DATE