

# City of Columbia

701 East Broadway, Columbia, Missouri 65201



**Agenda Item Number:** B 164-15

**Department Source:** Community Development - Planning

**To:** City Council

**From:** City Manager & Staff

**Council Meeting Date:** 6/15/2015

**Re:** Red Bird Run - final minor plat (Case #15-110)

## 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 two-lot plat of R-1 (One-Family Dwelling District) zoned land, to be known as "Red Bird Run", and execution of an associated performance contract.

## Discussion

The applicant is requesting a two-lot final minor plat of R-1 (One-Family Dwelling District) zoned land, which would permit the construction of two single-family homes. The subject site consists of a survey parcel, which was annexed into the city in 2013 to allow access to the City's sanitary sewer system. It was previously developed with a single-family home, which has since been demolished.

A note on the proposed plat confirms that the existing driveway onto Old Plank Road will be shared by the two proposed single-family lots, and guarantees that no additional driveways will be allowed. Necessary rights-of-way, utility easements and a stream buffer are provided on the plat, and the proposal meets all applicable City Zoning and Subdivision standards.

At its June 4th meeting, the Planning and Zoning Commission voted 9-0 to recommend approval of the requested plat. Neither the Commission nor members of the public commented on the proposal. The Commission report (including maps, and a copy of the plat), and meeting excerpts 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:** 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 may be offset by increased property and/or sales tax revenues and user fees.

# City of Columbia

701 East Broadway, Columbia, Missouri 65201



## Vision, Strategic & Comprehensive Plan Impact

Vision Impact: N/A

Strategic Plan Impact: N/A

Comprehensive Plan Impact: N/A

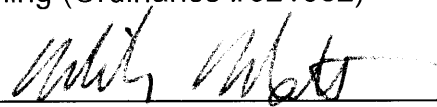
## Suggested Council Action

Approval of the final minor plat of Red Bird Run

## Legislative History

May, 2013: Council approved annexation of property into the city limits, and assigned R-1 (One-Family Dwelling District) as permanent City zoning (Ordinance #021682)

  
\_\_\_\_\_  
Department Approved

  
\_\_\_\_\_  
City Manager Approved

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

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

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

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

Council Bill No. B 164-15

### **AN ORDINANCE**

approving the Final Plat of Red Bird Run Subdivision, 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 Red Bird Run Subdivision, as certified and signed by the surveyor on May 29, 2015, a minor subdivision located on the west side of Old Plank Road and south of Glasgow Drive, containing approximately 0.84 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 Wes Fewell Construction, LLC in connection with the approval of the Final Plat of Red Bird Run Subdivision. 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\_\_\_\_ between the City of Columbia, MO ("City") and Wes Fewell Construction, LLC ("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 Red Bird Run Subdivision, 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

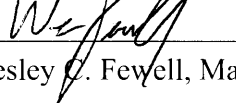
ATTEST:

\_\_\_\_\_  
Sheela Amin, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Nancy Thompson, City Counselor

Subdivider: Wes Fewell Construction, LLC

BY:  \_\_\_\_\_  
Wesley C. Fewell, Manager



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

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

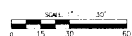
FILED FOR RECORD, BOONE COUNTY, MISSOURI  
NORMA DIEZEL, RECORDER OF DEEDS



SITE LOCATION MAP  
NOT TO SCALE

- LEGEND**
- IRON PIPE (UNLESS NOTED OTHERWISE)
  - EXISTING 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
  - S 1/2" REBAR W/ 1/4" "A.C." (UNLESS OTHERWISE NOTED)
  - 1" IRON PIPE
  - RE - REBAR
  - (REC.) RECORD MEASUREMENT
  - FENCE

BOUNDARIES ARE REFERENCED TO GRID NORTH FROM THE MISSOURI STATE PLANT COORDINATE SYSTEM (CENTRAL ZONE) FROM GPS OBSERVATIONS.



**NOTES**

- THIS PLAT CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 203.0 CSR 2030-6.040(2)(A).
- RECORD TITLE INFORMATION FOR THIS PLAT WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, TITLE COMMITMENT NO. 1402722, DATED MARCH 31, 2014.
- THESE LOTS MAY BE SUBJECT TO THE 20" WATER LINE EASEMENT RECORDED IN BOOK 162, PAGE 127. THE EASEMENT IS ACROSS SEVERAL TRACTS IN THE SOUTHWEST QUARTER OF SECTION 2-47-15 WITH THE CENTER LINE OF THE EASEMENT BEING CENTERED ON THE PIPE AS INSTALLED. THE LOCATION OF THE EASEMENT IS SHOWN BASED UPON AN ABOVE-GROUND LOCATION OF THE WATER LINE AS LOCATED BY CONSOLIDATED PUBLIC WATER SUPPLY DISTRICT NO. 1. NO EXCAVATION WAS MADE DURING THE COURSE OF THIS SURVEY TO DETERMINE THE ACTUAL LOCATION OF THE WATER LINE.
- OLD PLANK ROAD IS LISTED IN SECTION 25-53(4) OF THE CITY OF COLUMBIA SUBDIVISION REGULATIONS FOR NOT-HAVING DRIVEWAYS FOR SINGLE OR TWO-FAMILY DEVELOPMENTS. THERE IS AN EXISTING DRIVE FOR THE TRACT THAT CAN REMAIN AND NO ADDITIONAL DRIVEWAYS WILL BE ALLOWED. A SHARED DRIVEWAY EASEMENT IS BEING PROVIDED TO ALLOW THE TWO (2) LOTS TO USE ONE DRIVEWAY.

**FLOOD PLAIN STATEMENT**

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FIRM MAP NO. 240190C2980, DATED MARCH 17, 2011.

**STREAM BUFFER STATEMENT**

THE STREAM BUFFER LIMITS SHOWN ON THIS PLAT ARE INTENDED TO COMPLY WITH THE STREAM BUFFER REQUIREMENTS OF ARTICLE 12A OF THE CITY OF COLUMBIA'S CODE OF ORDINANCES. THESE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION WITHIN THE BUFFER LIMITS AS SPECIFICALLY APPROVED BY THE CITY. THIS TRACT IS LOCATED ON THE COLUMBIA 11005 QUAD MAP.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 31 DAY OF 2015.

DR. TOWAN PUNE, CHAIRPERSON

APPROVED BY THE COLUMBIA CITY THIS 31 DAY OF 2015.

ROBERT M. SANCHEZ, MAYOR

SHEELA KARN, CITY CLERK

LINE	BEARING	DISTANCE
11	S 35.00° W	69.0
12	S 37.40° W	75.0
13	S 38.50° W	50.0
14	S 34° 00' 00" W	50.0
15	S 35.21° W	94.95

# RED BIRD RUN SUBDIVISION

A MINOR SUBDIVISION PLAT  
APRIL 13, 2015

**KNOW ALL MEN BY THESE PRESENTS**

WES FEWELL CONSTRUCTION, LLC, BEING SCALE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, WESLEY C. FEWELL HAS CAUSED THESE PRESENTS TO BE SIGNED.

EASEMENTS OF THE TYPES AND AT THE LOCATIONS AS SHOWN ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER.

RIGHT OF WAY FOR OLD PLANK ROAD IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER.

WES FEWELL CONSTRUCTION, LLC

WESLEY C. FEWELL, MANAGER

STATE OF MISSOURI  
COUNTY OF BOONE

ON THIS 29th DAY OF May, 2015, IN THE YEAR 2015, BEFORE ME, KIM KEMP, CLERK, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED WESLEY C. FEWELL, MANAGER OF WES FEWELL CONSTRUCTION, LLC, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN FINAL PLAT, STATE AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

Kim Kemp, Clerk  
KIM KEMP, CLERK

NOTARY PUBLIC  
MY COMMISSION #113005-4  
EXPIRES OCTOBER 3, 2015



**CERTIFICATION**

A TRACT OF LAND LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 47 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4546, PAGE 103, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1440, THE HIGHWAYS PLAT 14 A, RECORDED IN PLAT BOOK 26, PAGE 10 OF THE BOONE COUNTY RECORDS, THENCE WITH THE LINES OF SAID TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4546, PAGE 103, 150.15 FEET S 89.00° E, THENCE S 24° 15' 00" W, 350.20 FEET, THENCE W 35° 35' 00" W, 198.42 FEET, THENCE N 15° 45' 35" E, 179.81 FEET TO THE POINT OF BEGINNING, CONTAINING 0.64 ACRES.

HEREBY CERTIFY THAT I SURVEYED THE DESCRIBED PROPERTY AND SUBDIVISION AS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY  
ALLSTATE  
CONSULTANTS  
1100 LEANNE INDUSTRIAL BLVD.  
COLUMBIA, MO 65201  
NO. OF CERTIFICATE OF AUTHORITY: 000000007



S. A. H. OF MISSOURI  
COUNTY OF BOONE

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 29th DAY OF May, 2015.

Kim Kemp, Clerk  
KIM KEMP, CLERK

NOTARY PUBLIC  
MY COMMISSION #113005-4  
EXPIRES OCTOBER 3, 2015



**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
June 4, 2015**

**SUMMARY**

A request by Wes Fewell Construction, LLC (owner) for a final minor plat of R-1 (One-Family Dwelling District) zoned land to create two lots for residential development. The 0.84-acre subject site is located on the west side of Old Plank Road, approximately 150-ft south of Glasgow Drive, and is currently addressed 1111 W Old Plank Road. (Case #15-110)

**DISCUSSION**

The applicant is requesting a two-lot final minor plat of R-1 (One-Family Dwelling District) zoned land, which would permit the construction of two single-family homes. The subject site consists of a survey parcel, which was annexed into the city in 2013 to allow access to the City's sanitary sewer system. It was previously developed with a single-family home, which has since been demolished.

A note on the proposed plat confirms that the existing driveway onto Old Plank Road will be shared by the two proposed single-family lots, and guarantees that no additional driveways will be allowed.

Necessary rights-of-way, 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 final minor plat

**ATTACHMENTS**

- Locator maps
- Proposed plat of Red Bird Run

**SITE HISTORY**

<b>Annexation Date</b>	2013
<b>Existing Zoning District(s)</b>	R-1 (One-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>	0.84 acre
<b>Topography</b>	Generally flat, with slight downslope to the east
<b>Vegetation/Landscaping</b>	Turf with a few mature trees
<b>Watershed/Drainage</b>	Little Bonne Femme Creek
<b>Existing structures</b>	None

## UTILITIES & SERVICES

<b>Sanitary Sewer</b>	City Public Works Dept.
<b>Water</b>	City Water & Light Dept.
<b>Electric</b>	Boone Electric Cooperative
<b>Fire Protection</b>	Columbia Fire Dept.

## ACCESS

<b>W Old Plank Road</b>	East side of site
<b>Major Roadway Plan</b>	Neighborhood Collector (Unimproved & City-maintained)
<b>CIP Projects</b>	None
<b>Sidewalk</b>	Needed

## PARKS & RECREATION

<b>Neighborhood Parks</b>	Cosmo-Bethel Park (approx. 7,300 ft northeast)
<b>Trails Plan</b>	No trails planned adjacent to site
<b>Bicycle/Pedestrian Plan</b>	N/A

Report prepared by Steve MacIntyre; Approved by Pat Zenner





## 15-110: Red Bird Run Final Minor Plat



City of Columbia Zoning



Boone County Zoning



Columbia City Limit



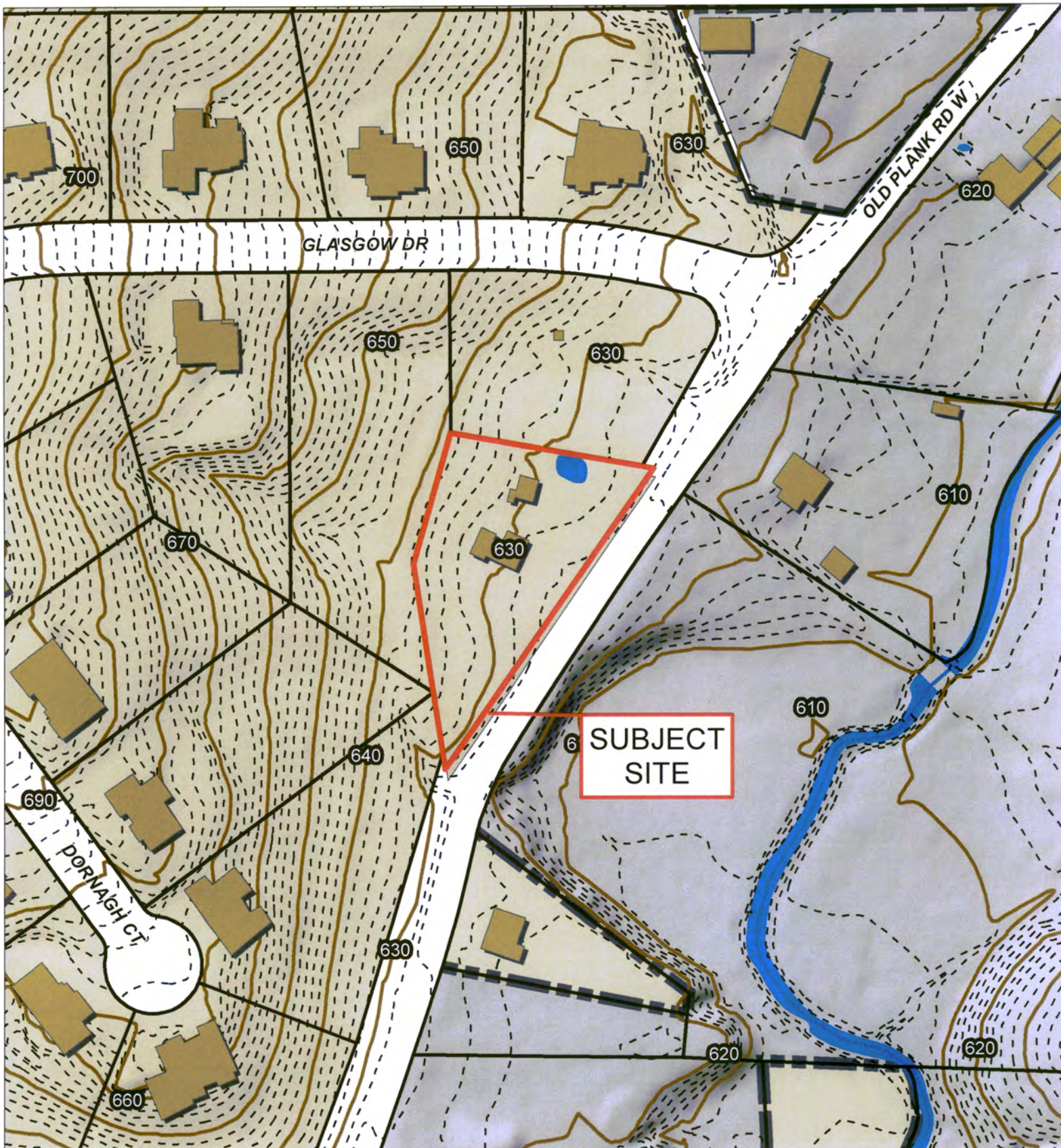
100-Year Flood Plain



Parcels







## 15-110: Red Bird Run Final Minor Plat

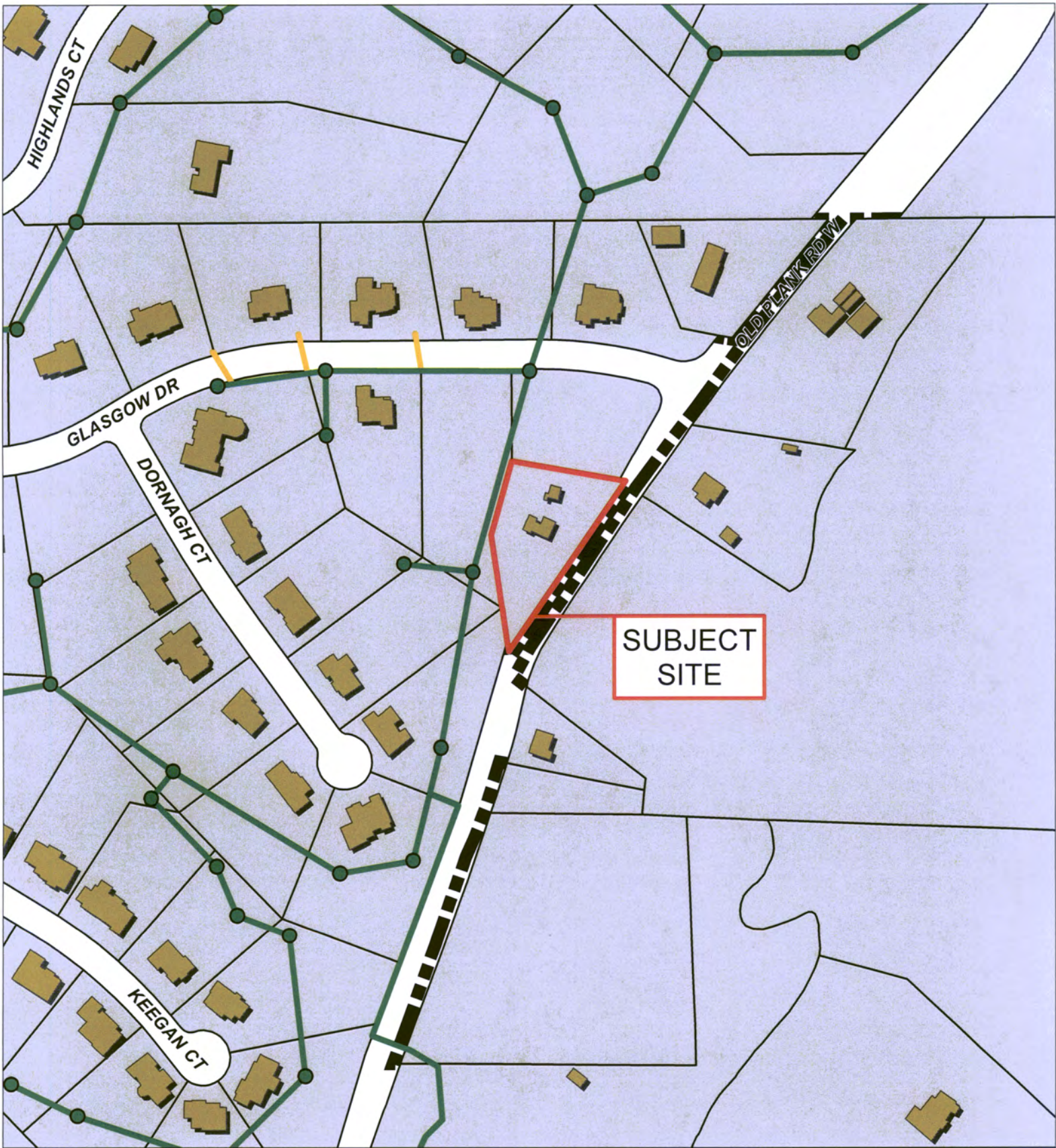


- 10 Foot Contour Lines
- 2 Foot Contour Lines
- Parcels
- Building Footprint

Bodies of Water







## 15-110: Red Bird Run Final Minor Plat



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





FILED FOR RECORD, BOONE COUNTY, MISSOURI  
NORA DUTZEL, RECORDER OF DEEDS



SITE LOCATION MAP  
NOT TO SCALE

SCALE 1" = 30'

BEARINGS ARE REFERENCED TO GRID NORTH FROM  
THE MISSOURI STATE PLANNING COORDINATE SYSTEM  
(CENTRAL ZONE) FROM GPS OBSERVATIONS.

#### LEGEND

- IRON PIPE (UNLESS NOTED OTHERWISE)
- EXISTING 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
- S SET 1/2" REBAR W/CAI "A.C." 20070307-67 (UNLESS OTHERWISE NOTED)
- IRON PIPE
- REBAR
- (REC.) RECORD MEASUREMENT
- FENCE

#### NOTES

1. THIS PLAN CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULES 2030 CSR 2030-16.040(2)(A).
2. RECORD TITLE INFORMATION FOR THIS PLAN WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, TITLE COMMITMENT NO. 140272, DATED MARCH 31, 2014.
3. THESE LOTS MAY BE SUBJECT TO THE 20' WALK-UP EASEMENT RECORDED IN BOOK 4345, PAGE 127. THE EASEMENT IS ACROSS SEVERAL TRACTS IN THE SOUTHWEST QUARTER OF SECTION 2-47-13 WITH THE CENTER LINE OF THE EASEMENT BEING CONTAINED ON THE PLAN AS INSTALLED. THE LOCATION OF THE EASEMENT IS SHOWN BASED UPON AN ABOVE-GROUND LOCATION OF THE WATER LINE AS LOCATED BY CONSOLIDATED PUBLIC WATER SUPPLY DISTRICT NO. 1. NO EXCAVATION WAS MADE DURING THE COURSE OF THIS SURVEY TO DETERMINE THE ACTUAL LOCATION OF THE WATER LINE.
4. OLD PLANK ROAD IS LISTED IN SECTION 25-53(4) OF THE CITY OF COLUMBIA SUBDIVISION REGULATIONS FOR NOT HAVING DRIVEWAYS FOR SINGLE OR TWO-FAMILY DEVELOPMENTS. THERE IS AN EXISTING DRIVE FOR THE TRACT THAT CAN REMAIN AND NO ADDITIONAL DRIVEWAYS WILL BE ALLOWED. A SHARED DRIVEWAY EASEMENT IS BEING PROVIDED TO ALLOW THE TWO (2) LOTS TO USE ONE DRIVEWAY.

#### FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FIRM MAP NO. 28019C0290D, DATED MARCH 17, 2011.

#### STREAM BUFFER STATEMENT

THE STREAM BUFFER LIMITS SHOWN ON THIS PLAN ARE INTENDED TO COMPLY WITH THE STREAM BUFFER REQUIREMENTS OF ARTICLE X, CHAPTER 12A OF THE CITY OF COLUMBIA'S CODE OF ORDINANCES. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION WITHIN THE BUFFER EXCEPT AS SPECIFICALLY APPROVED BY THE CITY. THIS TRACT IS LOCATED ON THE COLUMBIA JOSS ROAD WAY.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS DAY OF 2015.

BY: TAMARA PINE, CHAIRPERSON

APPROVED BY THE CITY OF COLUMBIA THIS DAY OF 2015.

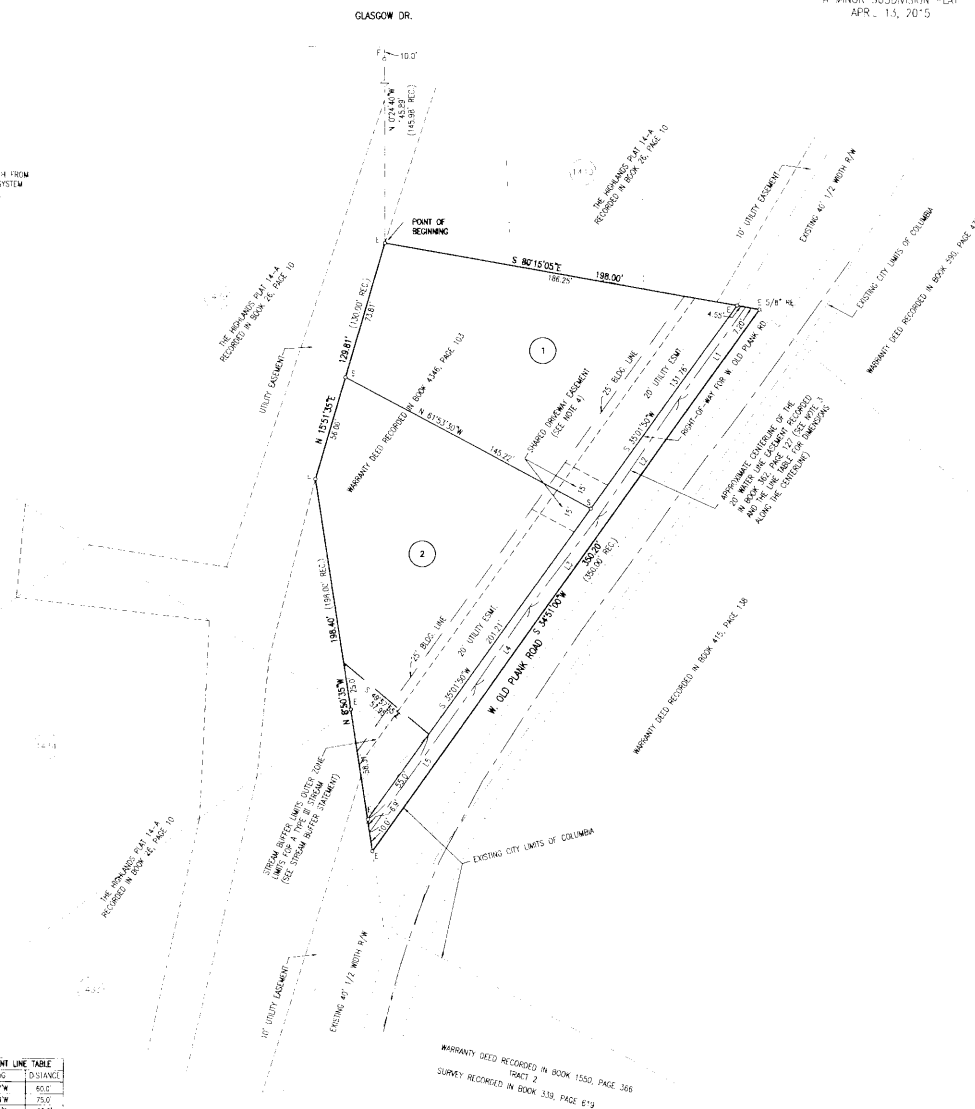
ROBERT WAGNER, MAYOR

SHEELA JAIN, CITY CLERK

LINE	BEARING	DISTANCE
1	S 89°07'W	60.0'
2	S 33°49'W	75.0'
3	S 89°11'W	60.0'
4	S 34°13'00"W	162.7'
5	S 89°07'W	84.55'

# RED BIRD RUN SUBDIVISION

A MINOR SUBDIVISION PLAT  
APRIL 13, 2015



#### KNOW ALL MEN BY THESE PRESENTS

WESLEY C. JEWELL, CONVEYOR, L.L.C., BEING SURE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THIS SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, WESLEY C. JEWELL HAS CAUSED THESE PRESENTS TO BE SIGNED.

EASEMENTS OF THE TITLE AND AT THE LOCATIONS AS SHOWN ARE HEREBY DELEGATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER.

RIGHT-OF-WAY FOR W. OLD PLANK ROAD IS HEREBY DELEGATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER.

WESLEY C. JEWELL, MANAGER

STATE OF MISSOURI } SS  
COUNTY OF BOONE

ON THIS DAY OF IN THE YEAR 2015, BEFORE ME, KIM KEMPT, CLERK, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED WESLEY C. JEWELL, MANAGER OF WES TRUST, CONVEYOR, L.L.C., KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN PLAT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC  
KIM KEMPT, CLERK  
MY COMMISSION #11302914  
EXPIRES OCTOBER 9, 2015

#### CERTIFICATION

A TRACT OF LAND LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 41 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING A.C. TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4345, PAGE 127, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1440, THE HIGHLANDS PLAT 14 A, RECORDED IN PLAT BOOK 28, PAGE 10 OF THE BOONE COUNTY RECORDS, THENCE WITH THE LINE OF SAID TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4345, PAGE 127, S89°07'W, 160.00 FEET, THENCE S24°15'00"W, 350.20 FEET, THENCE N89°07'20"W, 158.40 FEET, THENCE N45°01'25"E, 129.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.84 ACRES.

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

SURVEY AND PLAT BY

ALISTAR CONSULTANTS  
2019 LAMAR INDUSTRIAL BLVD.  
COLUMBIA, MO 65201  
(505) 651-1000  
MO CERTIFICATE OF AUTHORITY #2007000787



STATE OF MISSOURI } SS  
COUNTY OF BOONE

SUBSCRIBED AND AFFIRMED BEFORE ME THIS DAY OF 2015.

NOTARY PUBLIC  
KIM KEMPT, CLERK  
MY COMMISSION #11302914  
EXPIRES OCTOBER 9, 2015

**EXCERPTS**

**PLANNING AND ZONING COMMISSION MEETING**

**JUNE 4, 2015**

**Case No. 15-110**

**A request by Wes Fewell Construction, LLC (owner) for a final minor plat of R-1 (One-Family Dwelling District) zoned land to create two lots for residential development. The 0.84-acre subject site is located on the west side of Old Plank Road, approximately 150 feet south of Glasgow Drive, and is currently addressed 1111 W. Old Plank Road.**

MR. REICHLIN: May we have a staff report, please?

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

MR. REICHLIN: Are there any questions of staff? I have a small one. Regarding the width of the access, is it going to be -- is there a limitation to that or --

MR. MACINTYRE: For the driveway access?

MR. REICHLIN: Yeah. For the driveway off of Old Plank. I mean, it's going to service two lots.

MR. MACINTYRE: Right. Because it's a shared driveway, the width of 30 feet that's indicated would be considered adequate for -- certainly for single-family homes' access. So yeah. Yeah. We find that to be adequate.

MR. REICHLIN: Okay. Thank you. Well, given that this is a subdivision matter, we -- it's not a public hearing, but we will entertain any comments from a principal involved if they have anything that they would care to air that they -- to add that they consider salient to our discussion, so I'm offering up that opportunity. Seeing nobody jumping at the podium, I will open it up to comments of commissioners.

MS. BURNS: I think this is pretty straightforward. I'd like to move that we recommend for approval a request by Wes Fewell Construction for a final minor plat for rezoning to create two lots for residential development on .84 acres, Case No. 15-110.

MR. STANTON: Second.

MR. REICHLIN: Mr. Stanton seconds. May we have a roll call, please?

MR. STRODTMAN: Yes, sir.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Strodtman, Ms. Rushing, Ms. Russell, Ms. Burns, Mr. Lee, Ms. Loe, Mr. Harder, Mr. Reichlin, Mr. Stanton. Motion carries 9-0.**

MR. STRODTMAN: Recommendation for approval will be forwarded.

MR. REICHLIN: Thank you.