

# City of Columbia

701 East Broadway, Columbia, Missouri 65201



**Agenda Item Number:** B 239-15

**Department Source:** Community Development - Planning

**To:** City Council

**From:** City Manager & Staff

**Council Meeting Date:** August 17, 2015

**Re:** Hasheider Subdivision - final minor plat/replat (Case #15-161)

## Documents Included With This Agenda Item

Council memo, Resolution/Ordinance.

**Supporting documentation includes:** Summary of Board/Commission Reports (includes letter from applicant's engineer, maps and plat), Excerpts from Minutes

## Executive Summary

Approval of this request will result in the creation of a two-lot plat of R-3 (Medium Density Multiple-Family Dwelling District) zoned land, to be known as "Hasheider Subdivision", and waiver of the requirement to construct a sidewalk along the site's Melbourne Street frontage.

## Discussion

The applicant is requesting a two-lot replat of R-3 zoned land in order to reduce the number of existing non-conformities associated with these lots. The existing 204 Melbourne Street parcel is developed with a four-plex on a 4,400 square foot lot. The existing 1403 Windsor Street parcel contains a large single-family home (1403A) and an accessory dwelling (1403B) on an 11,000 square foot lot.

The proposed replat transfers a portion of the rear yard from 1403 Windsor to 204 Melbourne in order to bring Lot 1 (204 Melbourne) into compliance with the R-3 district's 7,500 square foot minimum lot area. While the increased lot area brings the site into compliance with the minimum district standard, the existing four-plex constitutes a legal non-conforming use which, upon redevelopment, could not be replaced with anything greater than a three-unit structure provided the redevelopment meets all applicable district standards, including setbacks and parking requirements. The additional rear yard area provides an opportunity for the site to accommodate some off-street parking in the event that redevelopment occurs.

Lot 2 (1403 Windsor) will retain 8,026 square feet of lot area and a 20-foot frontage on Liberty Street in order to maintain ownership of an existing driveway in its rear yard. The reduction of lot area from 11,000 to 8,026 square feet will reduce the lot's potential dwelling unit maximum from four to three.

Several non-conformities associated with the existing structures on both lots will remain following the proposed replat. These include front and side yard setback encroachments, which will be required to be brought into compliance upon redevelopment.

# City of Columbia

701 East Broadway, Columbia, Missouri 65201



Utility easements are provided on the plat, and the proposal meets all other applicable City Zoning and Subdivision standards, with the exception of the requested sidewalk variance. Staff supports the variance based on significant topographical and setback challenges discussed in detail within the attached Planning and Zoning report.

At its August 6th meeting, the Planning and Zoning Commission voted 8-0 to recommend approval of the requested plat and associated sidewalk variance. There was limited Commission discussion on this proposal and no members of the public spoke. The Commission report (including a letter from applicant's engineer, maps and 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.

## Vision, Strategic & Comprehensive Plan Impact

Vision Impact: N/A

Strategic Plan Impact: N/A

Comprehensive Plan Impact: N/A

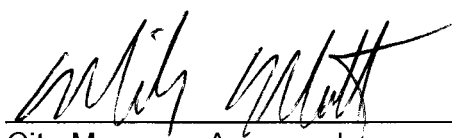
## Suggested Council Action

Approval of the final minor plat of Hasheider Subdivision and associated sidewalk variance.

## Legislative History

None

  
Department Approved

  
City Manager Approved

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

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

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

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

Council Bill No. B 239-15

**AN ORDINANCE**

approving the Final Plat of Hasheider Subdivision, a Replat of Lot 11 and part of Lot 10 of R.B. Price's Subdivision, a minor subdivision; accepting the dedication of rights-of-way and easements; granting a variance from the Subdivision Regulations regarding sidewalk construction; 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 Hasheider Subdivision, a Replat of Lot 11 and part of Lot 10 of R.B. Price's Subdivision, as certified and signed by the surveyor on August 5, 2015, a minor subdivision located on the east side of Melbourne Street and the north side of Windsor Street (204 Melbourne Street and 1403 Windsor Street), containing approximately 0.36 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. Subdivider is granted a variance from the requirements of Section 25-48.1 of the Subdivision Regulations so that a sidewalk shall not be required to be constructed along a portion of the east side of Melbourne Street adjacent to Lot 1 within the Final Plat of Hasheider Subdivision (204 Melbourne Street).

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



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

Summary of Board/Commission Reports (includes letter from applicant's engineer,  
maps and plat), Excerpts from Minutes

# HASHEIDER SUBDIVISION

## A REPLAT OF LOT 11 & PART OF LOT 10 OF R.B. PRICE'S SUBDIVISION

JULY 29, 2015

A SUBDIVISION LOCATED IN THE SOUTHWEST CORNER OF SECTION 7 T48N R12W, IN COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF LOTS 10 AND 11 OF R.B. PRICE'S SUBDIVISION RECORDED IN BOOK 87 PAGE 123, OF THE BOONE COUNTY RECORDS, ALSO BEING PART OF THE TRACTS DESCRIBED BY DEEDS RECORDED IN BOOK 3190 PAGE 46 AND IN BOOK 4106 PAGE 44, AND FURTHER DESCRIBED AS FOLLOWS:

STARTING AT THE SOUTHWEST CORNER OF LOT 11 R.B. PRICE'S SUBDIVISION, THENCE S 89°57'40"E 2.00 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, THENCE N 1°16'40"E 97.93 FEET, THENCE N 89°56'10"W 69.36 FEET TO THE WESTERLY LINE OF LOT 10 R.B. PRICE'S SUBDIVISION, THENCE N 1°20'20"E ALONG SAID LINE, 68.43 FEET TO THE NORTHWEST CORNER THEREOF, THENCE ALONG THE LINES OF LOT 10 AND LOT 11 R.B. PRICE'S SUBDIVISION, S 89°25'40"E 134.66 FEET, THENCE S 1°15'50"W 165.14 FEET; THENCE N 89°57'40"W 65.44 FEET TO THE BEGINNING AND CONTAINING 0.36 ACRE.

THIS URBAN PROPERTY WAS SURVEYED AND SUBDIVIDED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

BY:  
ENGINEERING SURVEYS AND SERVICES  
MISSOURI L.S. CORP. #2004004672  
1113 FAY STREET  
COLUMBIA, MO 65201  
PHONE: (573) 449-2646  
EMAIL: TREED@ESS-INC.COM

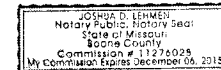


*Timothy J. Reed*  
TIMOTHY J. REED  
PROFESSIONAL LAND SURVEYOR  
LS 2089

STATE OF MISSOURI } SS  
COUNTY OF BOONE } SS

ON THIS ~~24TH~~ <sup>29th</sup> DAY OF ~~JULY~~ <sup>August</sup>, 2015 BEFORE ME PERSONALLY APPEARED TIMOTHY J. REED TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.  
IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR FIRST ABOVE WRITTEN.  
MY TERM EXPIRES DECEMBER 6, 2015.

*Joshua D. Lehmen*  
JOSHUA D. LEHMEN, NOTARY PUBLIC



KNOW ALL PERSONS BY THESE PRESENTS:

THAT WE, ROBERT JAY HASHEIDER AND BONNIE LYNN CHASTEEN, HUSBAND AND WIFE, BEING THE SOLE OWNERS OF THE ABOVE DESCRIBED PROPERTY, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO TWO LOTS AS SHOWN ON THE PLAT. LAND FOR ADDITIONAL RIGHT-OF-WAY AT THE CORNER OF MELBOURNE STREET AND LIBERTY STREET, AS SHOWN ON THE PLAT, IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER. UTILITY EASEMENTS, 10 FEET WIDE, AND A STREET EASEMENT, 10 FEET WIDE, LOCATED AS SHOWN ON THE PLAT ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER.

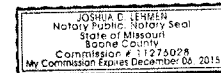
*Robert Jay Hasheider*  
ROBERT JAY HASHEIDER

*Bonnie Lynn Chasteen*  
BONNIE LYNN CHASTEEN

STATE OF MISSOURI } SS  
COUNTY OF BOONE } SS

ON THIS ~~24th~~ <sup>29th</sup> DAY OF ~~JULY~~ <sup>August</sup>, 2015 BEFORE ME PERSONALLY APPEARED ROBERT JAY HASHEIDER AND BONNIE LYNN CHASTEEN, HUSBAND AND WIFE, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.  
IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR FIRST ABOVE WRITTEN.  
MY TERM EXPIRES DECEMBER 6, 2015.

*Joshua D. Lehmen*  
JOSHUA D. LEHMEN, NOTARY PUBLIC

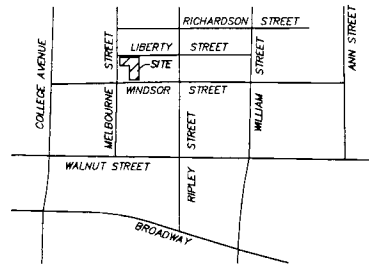


### STREAM BUFFER NOTE

THIS TRACT IS NOT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

### FLOOD PLAIN NOTE

THIS PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 29019C0280D, DATED MARCH 17, 2011.



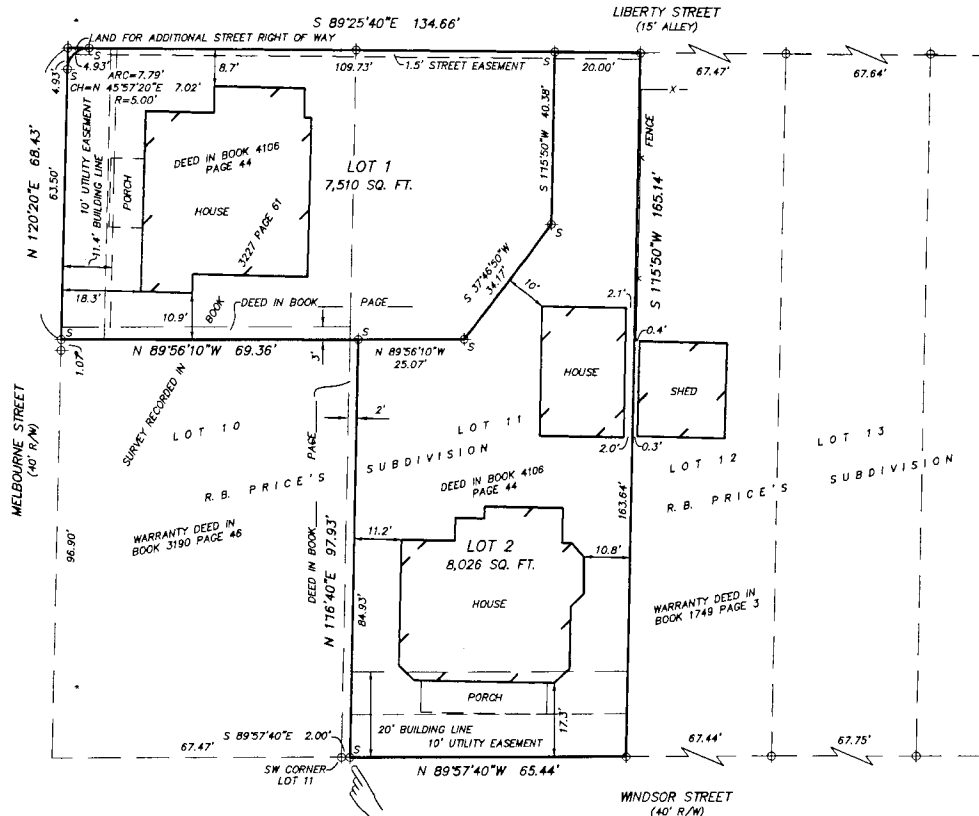
KEY MAP  
NOT TO SCALE

### MONUMENT LEGEND

⊕ IRON  
S SET

ALL MONUMENTS ARE FOUND  
UNLESS SHOWN (S) SET

BEARINGS ARE REFERENCED TO THE NORTH LINE  
OF SURVEY RECORDED IN BOOK 3227 PAGE 61



ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF  
COLUMBIA, MISSOURI, THIS 8TH DAY OF SEPTEMBER, 2015

APPROVED BY THE PLANNING AND ZONING COMMISSION,  
COLUMBIA, MISSOURI, ON AUGUST 6, 2015.

ROBERT MCDAVID, MAYOR

CHAIRPERSON

ATTEST:

SHEELA AMIN, CITY CLERK

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
August 6, 2015**

**SUMMARY**

A request by Jay Hasheider and Bonnie Chasteen (owners) for a two-lot replat of 0.36 acres of R-3 (Medium Density Multiple-Family Dwelling District) zoned land to be known as “Hasheider Subdivision”, and approval of a variance from Section 25-48.1 of the Subdivision Regulations pertaining to sidewalk construction. The subject site is located on the east side of Melbourne Street and the north side of Windsor Street, addressed as 204 Melbourne Street and 1403 Windsor Street. (Case #15-161)

**DISCUSSION**

The applicant is requesting a two-lot replat of R-3 zoned land in order to reduce the number of existing non-conformities associated with these lots. Proposed Lot 1 (204 Melbourne Street) is developed with a four-plex on a 4,400 square foot lot. Proposed Lot 2 (1403 Windsor Street) contains a large single-family home (1403A) and an accessory dwelling (1403B) on an 11,000 square foot lot.

The proposed replat transfers a portion of the rear yard from 1403 Windsor to 204 Melbourne in order to bring Lot 1 into compliance with the R-3 district's 7,500 square foot minimum lot area. While the increased lot area brings the site into compliance with the minimum district standard, the existing four-plex constitutes a legal non-conforming use which, upon redevelopment, could not be replaced with anything greater than a three-unit structure provided the redevelopment meets all applicable district standards, including setbacks and parking requirements. The additional rear yard area provides an opportunity for the site to accommodate some off-street parking in the event that redevelopment occurs.

Lot 2 will retain 8,026 square feet of lot area and a 20-foot frontage on Liberty Street in order to maintain ownership of an existing driveway in its rear yard. The reduction of lot area from 11,000 to 8,026 square feet will reduce the lot's potential dwelling unit maximum from four to three.

Several non-conformities associated with the existing structures on both lots will remain following the proposed replat. These include front and side yard setback encroachments, which will be required to be brought into compliance upon redevelopment.

Utility easements are provided on the plat, and the proposal meets all other applicable City Zoning and Subdivision standards, with the exception of the requested sidewalk variance, discussed below.

**Variance from Section 25-48.1 (Sidewalks) of the Subdivision Regulations**

As part of the proposed subdivision plat, the applicant is seeking a variance from the requirement to construct a sidewalk along the property's Melbourne Street frontage. Sidewalks are typically required to be constructed within three years of plat approval, per Section 25-48.1 of the City's Subdivision Regulations. The Subdivision Regulations provide criteria by which all variances and exceptions should be evaluated. Specifically, Section 25-20 (Variances and exceptions) allows for variances from undue hardships or practical difficulties that might result from strict compliance with these Regulations, subject to the following conditions being met (Staff's responses to criteria appear in *italics*):

1. The granting of the variance will not be detrimental to the public safety, health or welfare or injurious to other property or improvements in the neighborhood in which the property is located.

*The proposed replat will not change levels of pedestrian traffic since the subject lots are already developed. A sidewalk is in place along the entire length of the west side of Melbourne Street. The installation of sidewalk along the east side of Melbourne would increase public safety, health and welfare by accommodating separation of pedestrians and motor vehicles on this busy major roadway, thereby reducing the likelihood of injuries occurring from automobile-pedestrian conflicts.*

2. The conditions upon which the request for a variance is based are unique to the property for which the variance is sought, are not applicable generally to other property, and are not self-imposed.

*The relatively small setback of the existing home (10.5 feet) combined with a three foot elevation change that will require regrading and a retaining wall to be installed constitutes a challenge that is unique to this property in its current state of development.*

3. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations was carried out.

*The house is situated approximately three feet above the curb, and substantial regrading, including installation of a retaining wall would be required to accommodate the installation of a sidewalk.*

4. The variance will not in any manner abrogate the provisions of the comprehensive plan of the city.

*While sidewalk variances are generally inconsistent with the City's policy of creating walkable neighborhoods, granting a variance will not abrogate the City's ability to require a sidewalk if the site is redeveloped.*

## **RECOMMENDATION**

Staff recommends the following actions:

1. Approval of the proposed plat.
2. Approval of the requested variance from the requirement to build a sidewalk along the site's Melbourne Street frontage per Section 25-48.1 (Sidewalks). This recommendation is based on the close proximity of the house to Melbourne Street, and the significant change in elevation between the house and the street, which creates a practical difficulty that would prevent the sidewalk from being reasonably installed along the site's frontage.

## **ATTACHMENTS**

- Letter from applicant's engineer
- Location maps
- Proposed plat of Hasheider Subdivision

## SITE HISTORY

<b>Annexation Date</b>	1906
<b>Existing Zoning District(s)</b>	R-3 (Medium Density Multiple-Family Residential District)
<b>Land Use Plan Designation</b>	Neighborhood District
<b>Subdivision/Legal Lot Status</b>	Lot 11 and part of Lot 10, R.B. Price's Subdivision

## SITE CHARACTERISTICS

<b>Area (acres)</b>	0.36 acre
<b>Topography</b>	Slopes gradually downward from south to north.
<b>Vegetation/Landscaping</b>	Lawn with a few trees
<b>Watershed/Drainage</b>	Flat Branch
<b>Existing structures</b>	Four-plex and two single-family homes

## UTILITIES & SERVICES

All City services are available to the site.

## ACCESS

<b>Melbourne Street</b>	West side of site
<b>Major Roadway Plan</b>	Local residential street (Improved & City-maintained)
<b>CIP Projects</b>	None
<b>Sidewalk</b>	Needed

<b>Windsor Street</b>	South side of site
<b>Major Roadway Plan</b>	Local residential street (Improved & City-maintained)
<b>CIP Projects</b>	None
<b>Sidewalk</b>	In place



**PARKS & RECREATION**

<b>Neighborhood Parks</b>	Lions-Stephens Park (approx. 800 ft east)
<b>Trails Plan</b>	No trails planned adjacent to site
<b>Bicycle/Pedestrian Plan</b>	Bicycle Boulevard is in place along Windsor Street

Report prepared by Steve MacIntyre; Approved by Pat Zenner

# *Engineering Surveys and Services*

Consulting Engineers, Scientists, and Land Surveyors  
Analytical and Materials Laboratories

1113 Fay Street  
Columbia, Missouri 65201  
Telephone 573-449-2646  
Facsimile 573-499-1499

E-Mail [ess@ESS-Inc.com](mailto:ess@ESS-Inc.com)  
<http://www.ESS-Inc.com>

June 29, 2015

Mr. Timothy Teddy, Director  
City of Columbia  
Department of Community Development  
P.O. Box 6015  
Columbia, MO 65205

Dear Mr. Teddy:

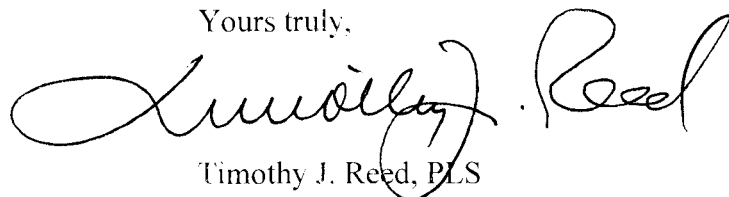
Enclosed is our "development review application" for a final plat of a tract of land located near the northeast corner of the intersection of Melbourne Street and Windsor Street, and a check in the amount of \$ 814.00. This plat includes a variance request for a 65 (sixty five) foot long sidewalk along Melbourne Street.

**Final plat.** This is a two lot plat containing 0.36 acre. The property owners intend to sell these properties in the near future, and although they can legally convey these tracts, they are replatting the property in order to make one of their tracts conform to the lot size required by the Zoning Regulations. This replat will also reduce the size of their currently legal lot (Lot 11 R.B. Prices's Subdivision), which the property owners believe will encourage future development that will enhance the neighborhood.

**Variance.** In accordance with Section 25-20 of the City of Columbia Subdivision Regulations, it is respectfully requested that a variance be granted to Section 25-48.1, regarding a sidewalk along the east side of Melbourne Street. The front porch of # 204 Melbourne Street is only 10.5 feet from the property line. The lot rises approximately 3 feet from the curb of Melbourne Street to the bottom of the porch. In order to construct the required 5 foot wide sidewalk, it would be necessary to remove the existing walkway to the porch and perform considerable grading. This would also require construction of retaining walls along the front of the house and the removal of a large, 18 inch diameter pine tree. This is a quiet, residential street with a complete sidewalk system along the west side and this 65 foot long section of sidewalk is not needed.

Thank you very much.

Yours truly,

A handwritten signature in black ink, appearing to read "Timothy J. Reed". The signature is fluid and cursive, with a large initial "T" and a distinct "R".

Timothy J. Reed, PLS

## Hasheider Sidewalk Variance.

*1. The granting of the variance will not be detrimental to the public safety, health or welfare or injurious to other property or improvements in the neighborhood in which the property is located.*

Melbourne Street is 1500 feet long, between Walnut Street and Hinkson Avenue. There is a sidewalk along the entire west side of Melbourne Street. Constructing a sidewalk, 65 feet long, along the east side of Melbourne Street (or 4.3% of its length) would certainly be detrimental to the public, when or if they attempt to utilize this short length of sidewalk, and have to negotiate private property and/or travel back across the street to get to the complete sidewalk system.

*2. The conditions upon which the request for a variance is based are unique to the property for which the variance is sought, are not applicable generally to other property, and are not self imposed.*

The proximity of the building to the street and the elevation of the building above the street are unique to the property, are not applicable generally to other property, and are not self imposed.

*3. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations was carried out;*

The front porch of # 204 Melbourne Street is only 10.5 feet from the property line. The lot rises approximately 3 feet from the curb to the bottom of the porch. In order to construct the required 5 foot wide sidewalk, it would be necessary to remove the existing walkway to the porch, remove an existing concrete wall along the south side of the alley and perform considerable grading. This would also require construction of retaining walls along the front of the house and the removal of a large, 18 inch diameter pine tree. This is a quiet, residential street with a complete sidewalk system along the west side and this 65 foot long section of sidewalk is not needed.

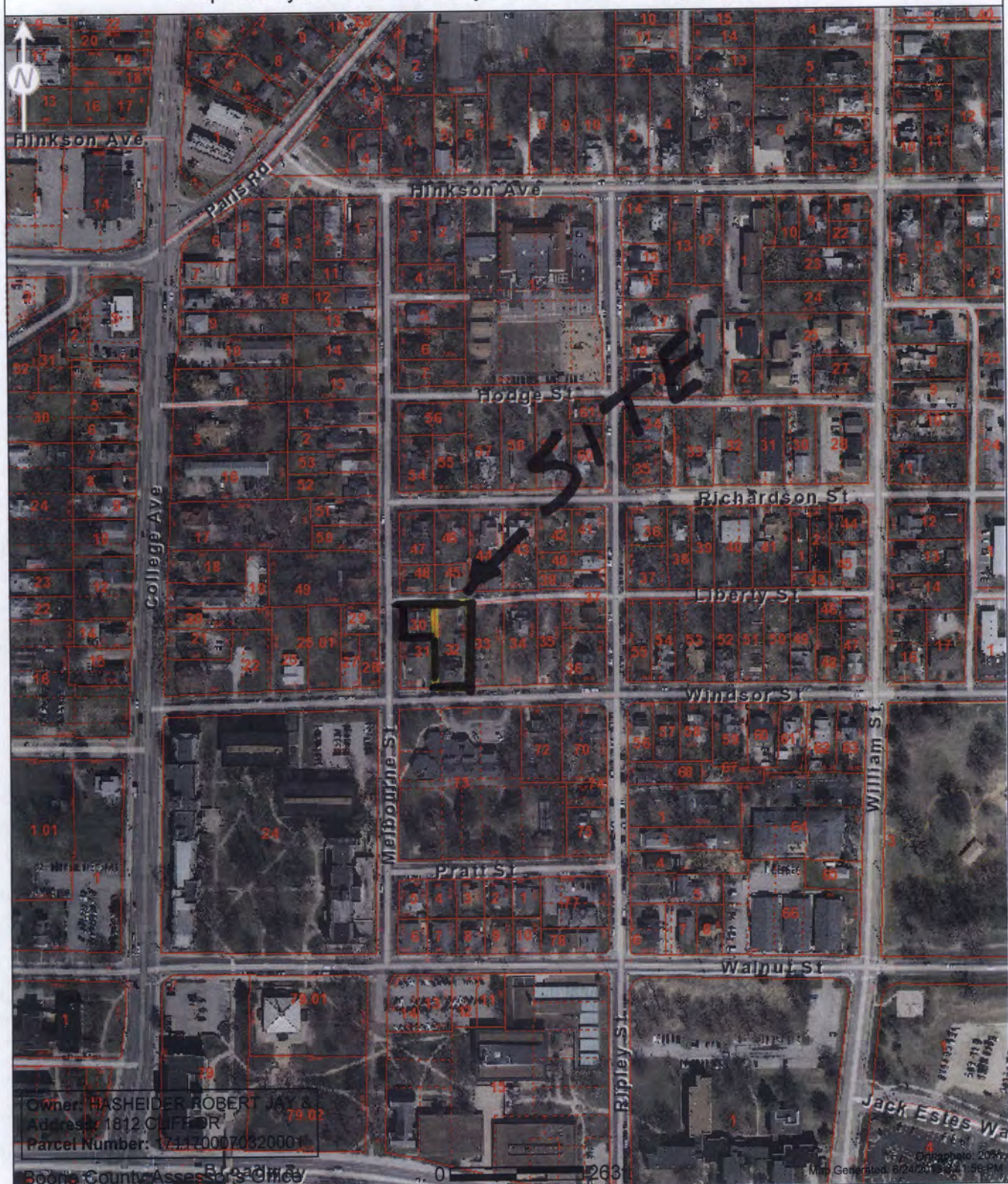
*4. The variance will not in any manner abrogate the provisions of the comprehensive plan of the City.*

The existing sidewalk along the entire west side of Melbourne Street already meets the goals of the "Columbia Imagined" plan, and there are no sidewalk projects in this area, in the 2012 Sidewalk Master Plan or in the FY 2015 Capital Improvement Program. Obviously the existing sidewalk system in the area, more than adequately serves the public, and therefore granting this variance will not in any manner abrogate the provisions of the comprehensive plan of the City.



# Boone County Internet Parcel Map

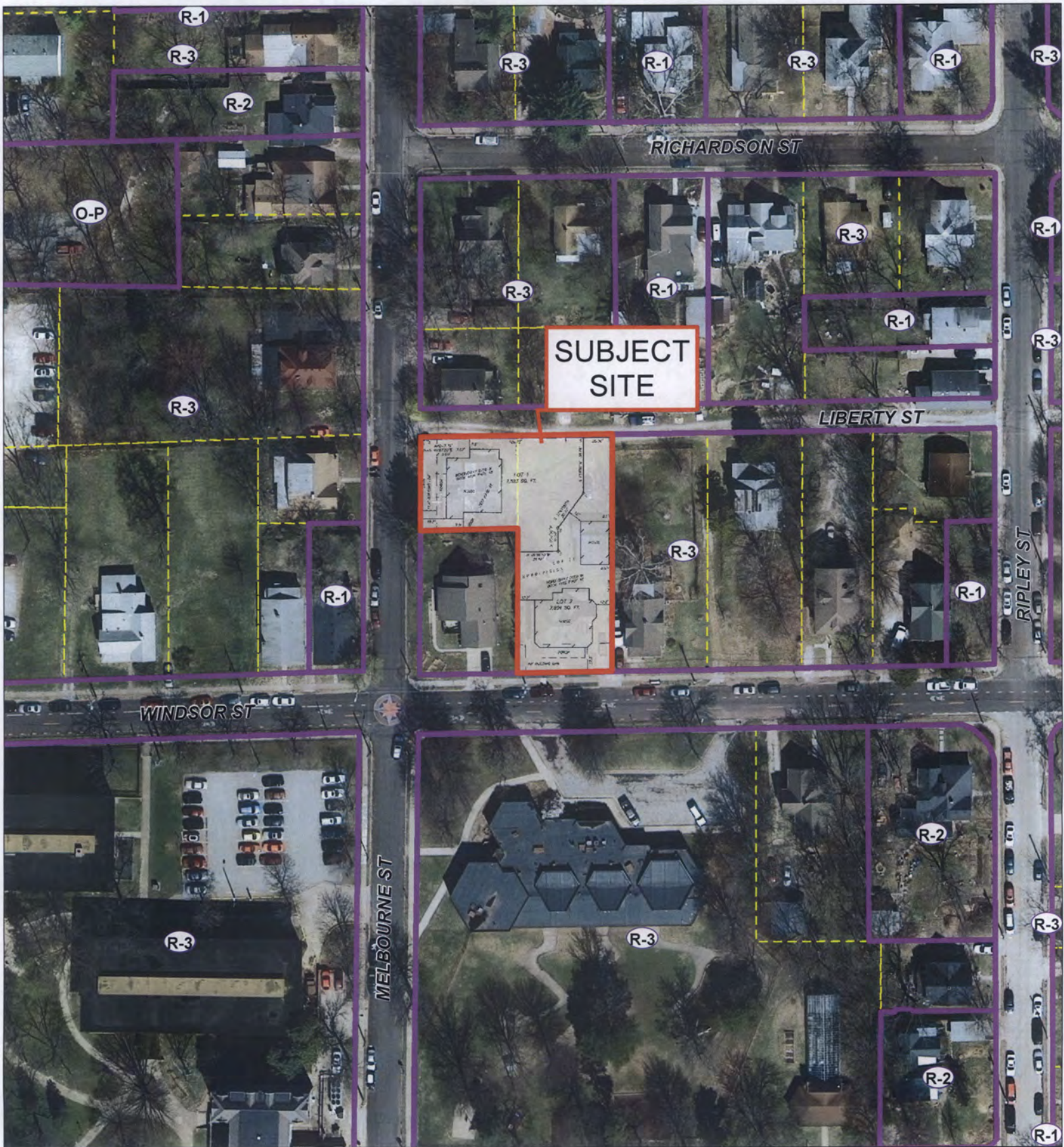
Prepared by the Boone County Assessor's Office, (573) 886-4262



## ATTENTION!!

DISCLAIMER; READ CAREFULLY: These maps were prepared for the inventory of real property based on the utilization of deeds, plans, and/or supportive data. In addition, map files are frequently changed to reflect changes in boundaries, lot lines and other geographic features resulting from changes in ownership, development and other causes. The existence, dimension, and location of features, as well as other information, should not be relied upon for any purpose without actual field verification. The County of Boone makes no warranty of any kind concerning the completeness or accuracy of information contained on these maps and assumes no liability or responsibility for the use or reuse of these maps by persons not affiliated with Boone County. Use of these maps by any person not affiliated with Boone County constitutes agreement by the user to assume full liability and responsibility for the verification of the accuracy of information shown on these maps.





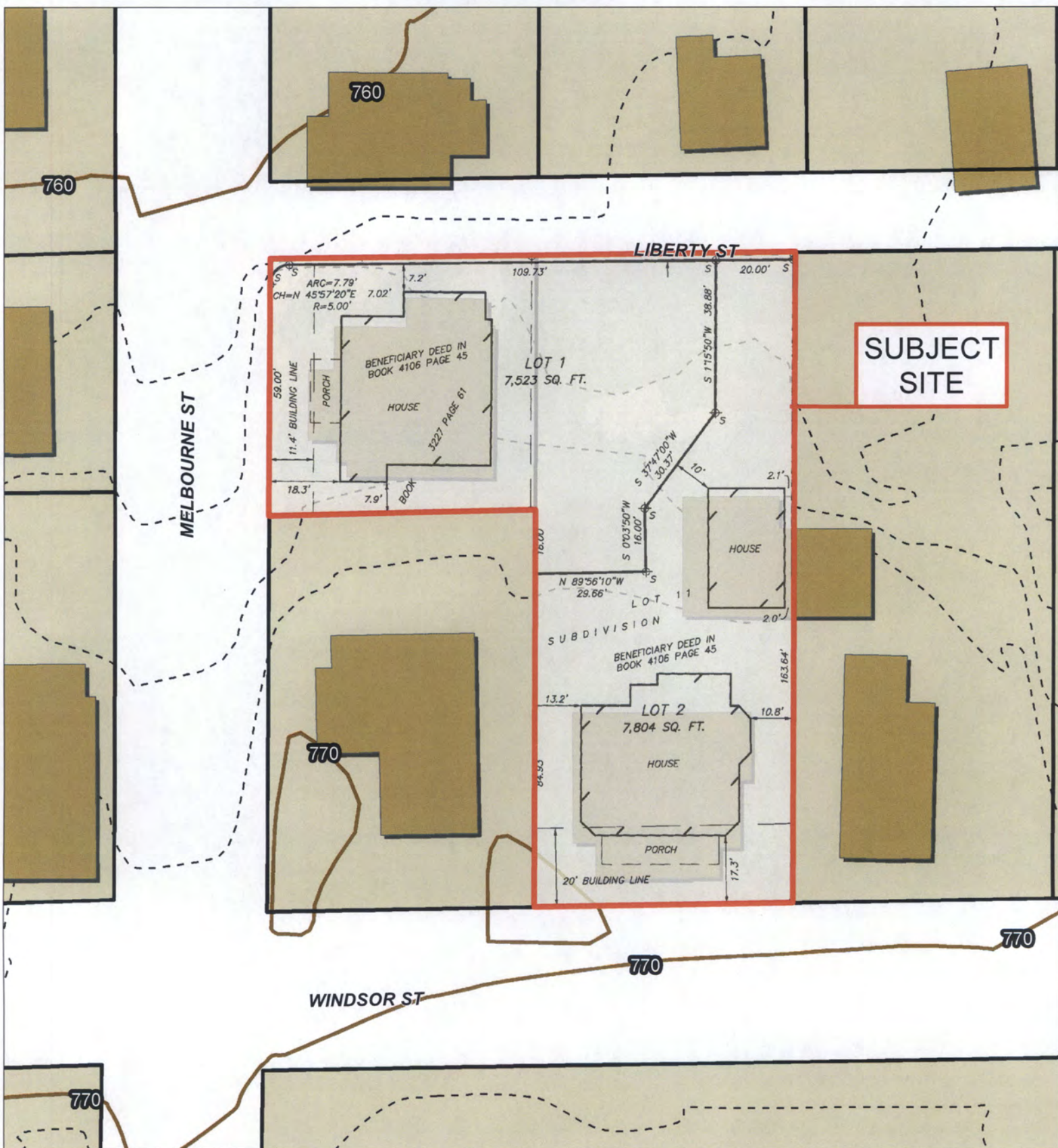
## 15-161: Hasheider Subdivision Final Minor Plat



 City of Columbia Zoning  Parcels









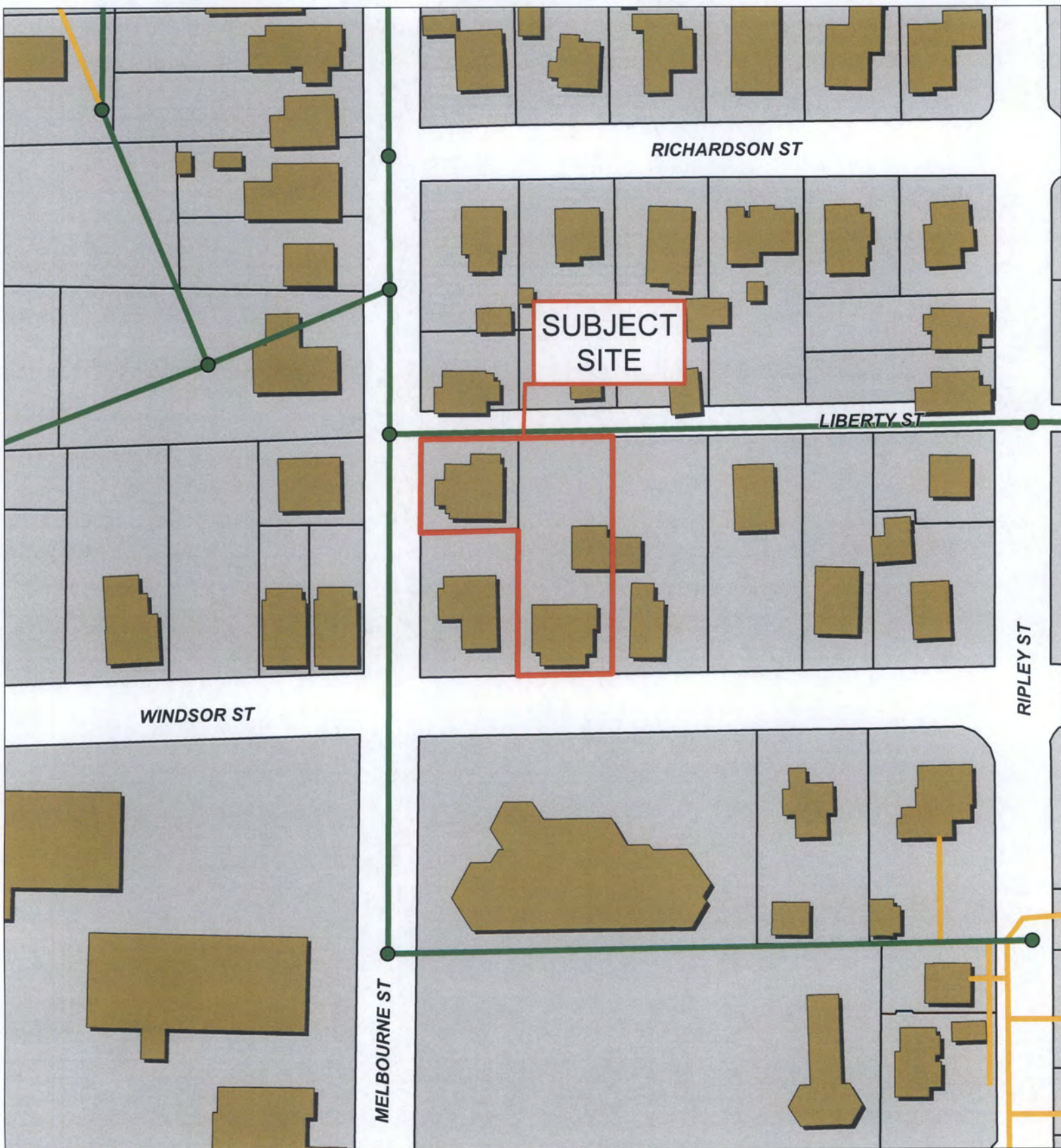
## 15-161: Hasheider Subdivision Final Minor Plat



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







## 15-161: Hasheider Subdivision Final Minor Plat



City Sanitary Structure



City Sanitary Line



Building Footprint



Private Sanitary Line



Parcels

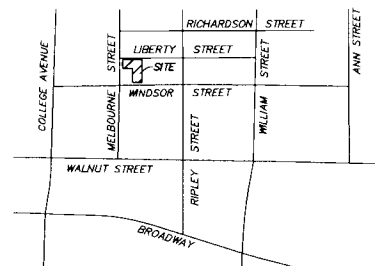


FILED FOR RECORD, BOONE COUNTY, MISSOURI  
NORA DIETZEL, RECORDER OF DEEDS

# HASHEIDER SUBDIVISION

## A REPLAT OF LOT 11 & PART OF LOT 10 OF R.B. PRICE'S SUBDIVISION

JULY 29, 2015



KEY MAP

NOT TO SCALE

### MONUMENT LEGEND

⊕ IRON  
S SET

ALL MONUMENTS ARE FOUND  
UNLESS SHOWN (S) SET



BEARINGS ARE REFERENCED TO THE NORTH LINE  
OF SURVEY RECORDED IN BOOK 3227 PAGE 61



A SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7 T48N R12W, IN COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF LOTS 10 AND 11 OF R.B. PRICE'S SUBDIVISION RECORDED IN BOOK 87 PAGE 123, OF THE BOONE COUNTY RECORDS, ALSO BEING PART OF THE TRACTS DESCRIBED BY DEEDS RECORDED IN BOOK 3190 PAGE 46 AND IN BOOK 4106 PAGE 44, AND FURTHER DESCRIBED AS FOLLOWS:

STARTING AT THE SOUTHWEST CORNER OF LOT 11 R.B. PRICE'S SUBDIVISION, THENCE S 89°57'40"E 2.00 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, THENCE N 176°40"E 97.93 FEET, THENCE N 89°56'10"W 69.36 FEET TO THE WESTERLY LINE OF LOT 10 R.B. PRICE'S SUBDIVISION; THENCE N 1°20'20"E, ALONG SAID LINE, 68.43 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE LINES OF LOT 10 AND LOT 11 R.B. PRICE'S SUBDIVISION, S 89°25'40"E 134.66 FEET; THENCE S 175°50'W 165.14 FEET; THENCE N 89°57'40"W 65.44 FEET TO THE BEGINNING AND CONTAINING 0.36 ACRE.

THIS URBAN PROPERTY WAS SURVEYED AND SUBDIVIDED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

BY:  
ENGINEERING SURVEYS AND SERVICES  
MISSOURI L.S. CORP. #2004004672  
1113 FAY STREET  
COLUMBIA, MO 65201  
PHONE: (573) 449-2646  
EMAIL: TREED@ESS-INC.COM

*Timothy J. Reed*

TIMOTHY J. REED  
PROFESSIONAL LAND SURVEYOR  
LS 2089



THIS DOCUMENT WAS INTENDED TO BE  
DIGITALLY SIGNED. IF SIGNATURE AND  
VALIDATION ARE NOT PRESENT THIS  
MEDIA SHOULD NOT BE CONSIDERED  
A CERTIFIED DOCUMENT.

STATE OF MISSOURI ) SS  
COUNTY OF BOONE )

ON THIS 24TH DAY OF JULY, 2015 BEFORE ME PERSONALLY APPEARED TIMOTHY J. REED TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR FIRST ABOVE WRITTEN.  
MY TERM EXPIRES DECEMBER 6, 2015.

JOSHUA D. LEHMEN, NOTARY PUBLIC

KNOW ALL PERSONS BY THESE PRESENTS:

THAT WE, ROBERT JAY HASHEIDER AND BONNIE LYNN CHASTEEN, HUSBAND AND WIFE, BEING THE SOLE OWNERS OF THE ABOVE DESCRIBED PROPERTY, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO TWO LOTS AS SHOWN ON THE PLAT. LAND FOR ADDITIONAL RIGHT-OF-WAY AT THE CORNER OF MELBOURNE STREET AND LIBERTY STREET, AS SHOWN ON THE PLAT, IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER. UTILITY EASEMENTS, 10 FEET WIDE, AND A STREET EASEMENT, 1.5 FEET WIDE, LOCATED AS SHOWN ON THE PLAT ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER.

ROBERT JAY HASHEIDER

BONNIE LYNN CHASTEEN

STATE OF MISSOURI ) SS  
COUNTY OF BOONE )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015 BEFORE ME PERSONALLY APPEARED ROBERT JAY HASHEIDER AND BONNIE LYNN CHASTEEN, HUSBAND AND WIFE, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR FIRST ABOVE WRITTEN.  
MY TERM EXPIRES DECEMBER 6, 2015.

JOSHUA D. LEHMEN, NOTARY PUBLIC

### STREAM BUFFER NOTE

THIS TRACT IS NOT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

### FLOOD PLAIN NOTE

THIS PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 29019C0280D, DATED MARCH 17, 2011.

APPROVED BY THE PLANNING AND ZONING COMMISSION,  
COLUMBIA, MISSOURI, ON AUGUST 6, 2015.

ROBERT MCDAVID, MAYOR

, CHAIRPERSON

ATTEST: SHEELA AMIN, CITY CLERK



## EXCERPTS

### PLANNING AND ZONING COMMISSION MEETING

AUGUST 6, 2015

#### Case No. 15-161

A request by Jay Hasheider and Bonnie Chasteen (owners) for a two-lot replat of 0.36 acres of R-3 (Medium Density Multiple-Family Dwelling District) zoned land to be known as "Hasheider Subdivision," and approval of a variance from Section 25-48.1 of the Subdivision Regulations pertaining to the sidewalk construction. The subject site is located on the east side of Melbourne Street and the north side of Windsor Street, addressed as 204 Melbourne Street and 1403 Windsor Street.

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:

1. Approval of the proposed plat, and
2. Approval of the requested variance from the requirement to build a sidewalk along the site's Melbourne Street.

MR. REICHLIN: Are there any questions of staff? Seeing none. If there's -- as I stated previous, if there's anybody in the audience who would care to share with us anything worthy of note, we would happy to entertain it. Please --

MR. REID: Good evening. My name is Tim Reid; I'm a land surveyor with Engineering Surveys and Services. I don't have anything to add to Steve's fine staff report. The property owners are here and I can -- I'm here to answer any questions you may have. Thank you.

MR. REICHLIN: Anybody have any questions of this speaker? I'll open it up to discussion of Commissioners. Mr. Strodtman?

MR. STRODTMAN: I think it's pretty straightforward and it seems pretty reasonable.

MS. LOE: I think staff did a good job of reviewing the project and covering the options. I'd like to go ahead and make a motion.

MR. REICHLIN: I'm comfortable with that.

MS. LOE: All right. In the case of 15-161, the Hasheider Subdivision, approval of the proposed plat -- we're -- so, clarification -- we're proposing the plat and then we're doing the variance, so we're doing two different votes?

MR. MACINTYRE: Yes. That would be the preference of our legal counsel for all future cases, I think.

MS. LOE: So, the proposed plat first?

MR. MOEHLMAN: It doesn't matter.

MR. MACINTYRE: It doesn't matter. Right. They're relatively independent of one another. Neither depends on the other, so feel free.

MS. LOE: All right. I'll take the first one. So, Case 15-161, the Hasheider Subdivision request for a two-lot replat of the .36 acres of R-3 zoned land to be known as Hasheider Subdivision and approval of -- I'll stop there.

MS. RUSSELL: I'll second that.

MR. REICHLIN: Ms. Russell. Take a roll call, please.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Burns, Ms. Loe, Mr. Harder, Mr. Reichlin, Mr. Stanton, Mr. Strodtman, Ms. Rushing, Ms. Russell. Motion carries 8-0.**

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

MR. REICHLIN: Thank you, Mr. Secretary.

MS. LOE: I -- I mashed that one up enough. Someone else has to do this one.

MR. REICHLIN: Go ahead, Mr. Stanton.

MR. STANTON: As it relates to Case 15-161, I move to approve the request for a variance from requirements to build a sidewalk along the site's Melbourne Street frontage per Section 25-48.1.

MR. STRODTMAN: Second.

MR. REICHLIN: Mr. Strodtman seconds. Take a roll call, please.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Burns, Ms. Loe, Mr. Harder, Mr. Reichlin, Mr. Stanton, Mr. Strodtman, Ms. Rushing, Ms. Russell. Motion carries 8-0.**

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

MR. REICHLIN: Thank you, Mr. Secretary.