

# City of Columbia

701 East Broadway, Columbia, Missouri 65201



**Agenda Item Number:** R 184-15

**Department Source:** Community Development - Planning

**To:** City Council

**From:** City Manager & Staff

**Council Meeting Date:** November 16, 2015

**Re:** Steeplechase Estates - preliminary plat (Case #15-227)

## Documents Included With This Agenda Item

Council memo, Resolution/Ordinance

**Supporting documentation includes:** Summary of Board/Commission Reports (includes maps, plat, previously approved plat, resolution and development agreement), Excerpts from Minutes

## Executive Summary

Approval of this request will result in the creation of a 67-lot preliminary plat for a single-family subdivision development to be known as "Steeplechase Estates."

## Discussion

The applicant is requesting approval of a 65-lot revised preliminary plat to reconfigure the street network within the subdivision. The proposal includes 59 development lots and six common lots instead of the 66 development lots and one common lot that was shown in this area on the existing approved preliminary plat of Westbrook, Plat No. 1. The most notable difference between the proposed plats is a realignment of Spicewood Drive to a more central location, and the addition of a new cul-de-sac street in the approximate location that Spicewood Drive was originally shown. This rearrangement of internal local residential streets is more consistent with the existing topography of the site, and will result in the need for less grading to accommodate streets and building sites.

No members of the public spoke on this request at the November 5th Planning and Zoning Commission meeting. Commissioners expressed support for the requested topographically-sensitive design, and recommended approval of the preliminary plat by a 7-0 vote.

The Commission report (including maps, plat, previously approved plat, resolution and development agreement), and excerpts from the minutes 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 or may not be offset by increased property and/or sales

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tax revenues and user fees.

## Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Development

Strategic Plan Impact: N/A

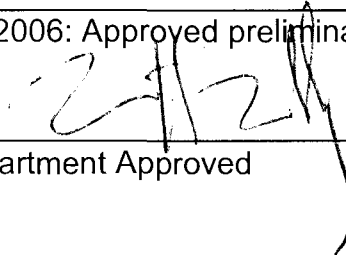
Comprehensive Plan Impact: Land Use & Growth Management

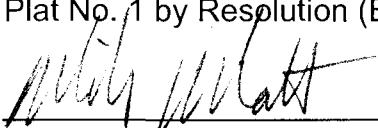
## Suggested Council Action

Approval of the preliminary plat of Steeplechase Estates.

## Legislative History

May 2006: Approved preliminary plat of Westbrook, Plat No. 1 by Resolution (B 107-06)

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

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

Introduced by \_\_\_\_\_ Council Bill No. R 184-15

## **A RESOLUTION**

approving the Preliminary Plat of Steeplechase Estates.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council hereby approves the Preliminary Plat of Steeplechase Estates, as certified and signed by the surveyor on October 28, 2015, a subdivision located on the east side of Howard Orchard Road and north of Steeplechase Drive, containing approximately 47.1 acres, and hereby confers upon the subdivider the following rights for a period of seven years from the date of this approval:

- A. The terms and conditions under which the Preliminary Plat was given will not be changed.
- B. The subdivider may submit on or before the expiration date the whole or any part of the subdivision for final approval.
- C. The time for filing the final plat may be extended by the Council for a specified period on such terms and conditions as the Council may approve.

SECTION 2. Prior to approval of the Final Plat of this Subdivision, the subdivider shall have completed the improvements required by the Subdivision Regulations, or in lieu of completion of the work and installations referred to, present security to the City Council with surety and conditions satisfactory and acceptable to the City Council, providing for and securing the actual construction and installation of the improvements and utilities; or put the City Council in an assured position to do the work, obligating the developer to install the improvements indicated on the plat, provided that no occupancy permit will be issued to any person for occupancy of any structure on any street that is not completed in front of the property involved, or the utilities have not been installed to the satisfaction of the City.

ADOPTED 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 maps, plat, previously approved plat, resolution and development agreement), Excerpts from Minutes

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
November 5, 2015**

**SUMMARY**

A request by The Columbia Development Group, LLC (owner) for approval of a revised preliminary plat affecting 67 R-1 (One-Family Dwelling) zoned lots in the northern portion of Steeplechase Estates. The 47.1-acre subject site is located on the east side of Howard Orchard Road, west of Thornbrook Subdivision (Case 15-227).

**DISCUSSION**

The applicant is requesting approval of a 65-lot revised preliminary plat to reconfigure the street network within the subdivision. The proposal includes 59 development lots and six common lots instead of 66 development lots and one common lot shown in this area on the existing approved preliminary plat of Westbrook, Plat No. 1. The most notable difference is a realignment of Spicewood Drive to a more central location, and the addition of a new cul-de-sac street in the approximate location that Spicewood Drive was originally shown. This rearrangement of internal local residential streets is more consistent with the existing topography of the site, and will result in the need for less grading to accommodate streets and building sites.

The proposed preliminary plat meets all applicable City development regulations as well as conditions found within the existing development agreement pertaining to development unit density as well as development and greenspace dedications.

**RECOMMENDATION**

Approval of the revised preliminary plat.

**ATTACHMENTS**

- Locator maps
- Proposed preliminary plat of Steeplechase Estates
- Previously approved preliminary plat of Westbrook, Plat No. 1
- Resolution approving Westbrook, Plat No. 1
- Development agreement

**SITE HISTORY**

<b>Annexation Date</b>	2006
<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>	Preliminarily platted as Westbrook, Plat No. 1

## SITE CHARACTERISTICS

<b>Area (acres)</b>	47.1 acres
<b>Topography</b>	Moderately sloping
<b>Vegetation/Landscaping</b>	Open meadow with a few trees
<b>Watershed/Drainage</b>	Perche Creek drainage basin
<b>Existing structures</b>	None

## UTILITIES & SERVICES

All City of Columbia utilities provided to site.

## ACCESS

<b>Howard Orchard Road</b>	West side of site
<b>Major Roadway Plan</b>	Neighborhood Collector
<b>CIP Projects</b>	10+ year project (no design or funding)
<b>Sidewalk</b>	Needed

## PARKS & RECREATION

<b>Neighborhood Parks</b>	MKT Trail Scott Boulevard Access is 1.5 miles north and east of site
<b>Trails Plan</b>	N/A
<b>Bicycle/Pedestrian Plan</b>	N/A

## PUBLIC NOTIFICATION

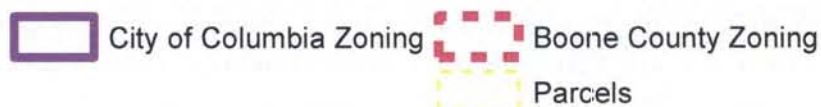
All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of a public information meeting, which was held on October 13, 2015.

<b>Public Information Meeting Recap</b>	Number of attendees: 1 (applicant's representative) Comments/concerns: None
<b>Neighborhood Association(s)</b>	Thornbrook HOA; Steeplechase Estates HOA
<b>Correspondence Received</b>	None as of this writing

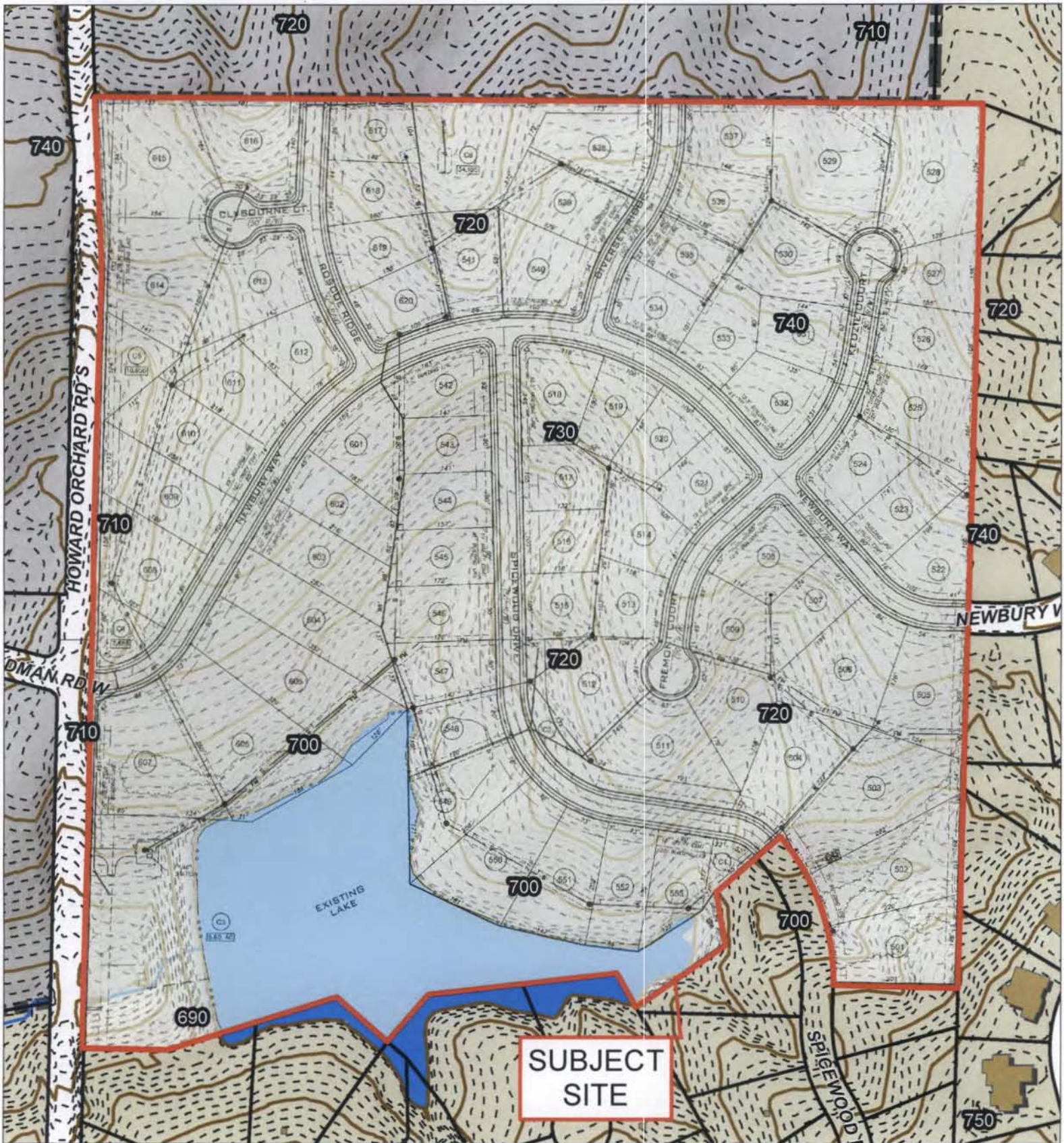




## 15-227: Steeplechase Estates Revised Preliminary Plat







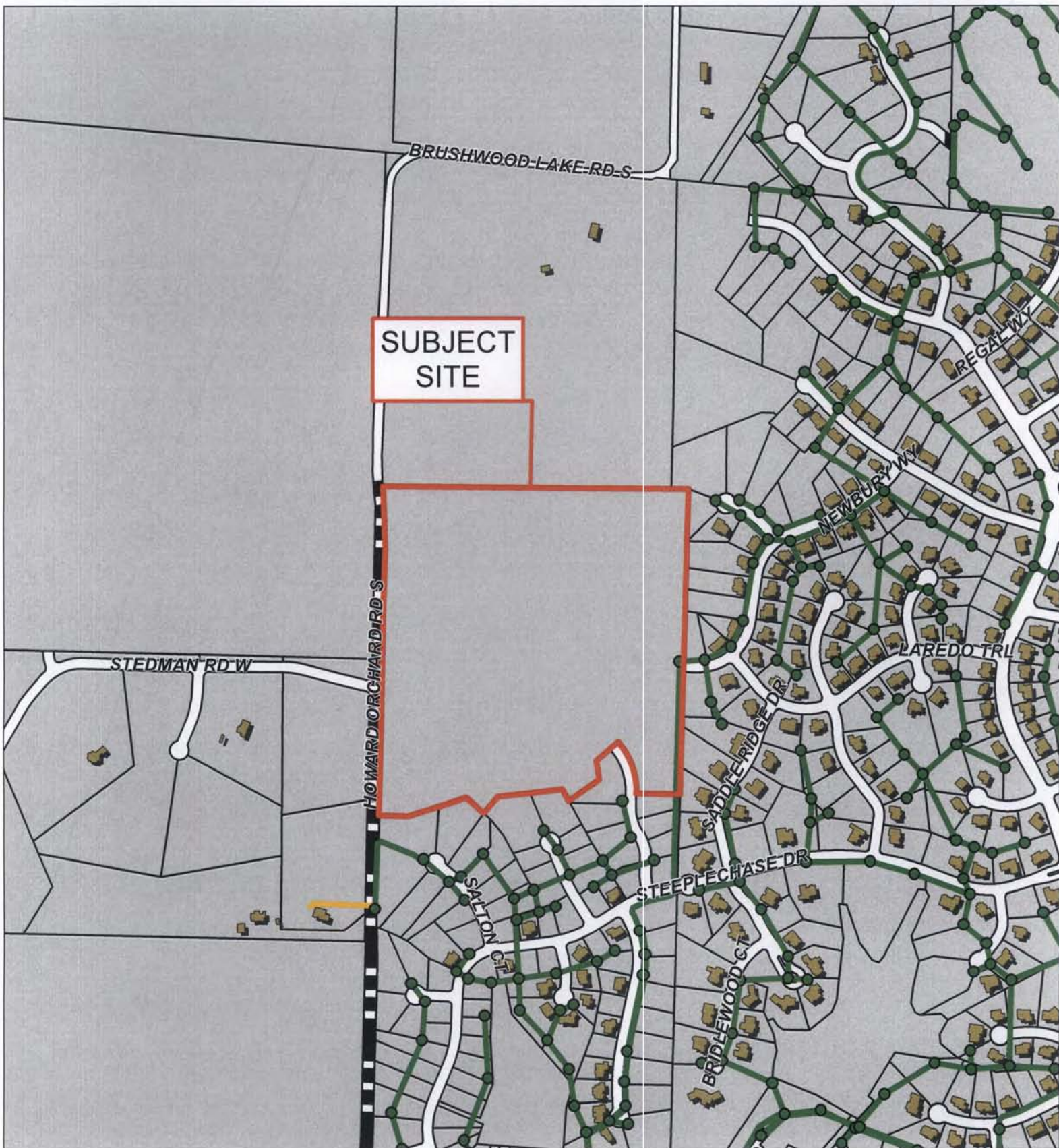
## 15-227: Steeplechase Estates Revised Preliminary Plat



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







## 15-227: Steeplechase Estates Revised Preliminary Plat



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





# PRELIMINARY PLAT STEEPLECHASE ESTATES

SEPTEMBER 28, 2015

## UTILITIES NATURAL GAS

AMEREN GE  
2001 BRIDGE BLVD  
COLUMBIA, MISSOURI 65201  
CONTACT: CHRIS BARNES  
(314) 476-3002

## TELEPHONE

CENTURYLINK  
224 LAMAR BLVD  
COLUMBIA, MISSOURI 65201  
CONTACT: JENNIFER HARRIS  
(314) 289-2200

## WATER

CITY OF COLUMBIA  
P.O. BOX 6010  
WATER & LIGHT DEPARTMENT  
COLUMBIA, MISSOURI 65201  
CONTACT: JOHNNIE MCNEELSON  
(314) 874-1212

## SANITARY SEWER

CITY OF COLUMBIA  
P.O. BOX 6010  
PUBLIC WORKS DEPARTMENT  
COLUMBIA, MISSOURI 65201  
CONTACT: JIMMY HARRIS  
(314) 467-0467

## CABLE TV

MODERN  
1001 NORTH COLLEGE AVENUE  
COLUMBIA, MISSOURI 65201  
CONTACT: JIMMY HARRIS  
(314) 443-1330

## ELECTRICITY

CITY OF COLUMBIA  
P.O. BOX 6010  
WATER & LIGHT DEPARTMENT  
COLUMBIA, MISSOURI 65201  
CONTACT: JIMMY HARRIS  
(314) 874-1212



LOCATION MAP  
SEE THE SCALE

## SITE DATA

TRACT: 2-1  
SECTION: 4-1  
LOCATION: NORTHWEST QUARTER OF SECTION 4,  
T4N, R12E, CITY OF COLUMBIA, MISSOURI  
(COUNTY: MISSOURI)

## OWNER:

THE COLUMBIA DEVELOPMENT GROUP, LLC  
2015 BROADWAY BLVD  
SUITE 100  
COLUMBIA, MO 65201  
(314) 817-0171

## GENERAL NOTES:

1. THIS PRELIMINARY PLAT IS A REVISION TO THE PRELIMINARY PLAT OF WESTCROFT, PLAT NO. 1 AS APPROVED ON APRIL 23, 2006.
2. THIS TRACT IS ZONED R-1.
3. ALL UNIMPROVED AREAS FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
4. DEVELOPER WILL COORDINATE WITH COLUMBIA WATER AND LIGHT FOR THE DESIGN OF WATER & ELECTRIC LINES TO SERVE THIS AREA.
5. DEVELOPER WILL COORDINATE WITH AMEREN/GE FOR DESIGN OF NATURAL GAS TO THE SITE.
6. ALL PUBLIC SANITARY SEWER EXTENSIONS SHALL BE MINIMUM 36" DIAMETER. SEWERS NOT CONSTRUCTED ALONG FRONT OF LOTS TO BE GREATER THAN 10 FEET FROM FRONT OF LOT LINE. TO THE SOUTH OF THE SEWER IF SEWER IS GREATER THAN 14 FEET NO SEWER SHALL BE GREATER THAN 20 FEET.
7. LOT NUMBER SHOWN ARE FOR INVENTORY PURPOSES ONLY.
8. STREET RUM SHALL BE 34 FEET WIDE, UNLESS OTHERWISE NOTED.
9. THE 34'-0" WIDE ARE PROPOSED TO HAVE A MINIMUM PARKING RADIUS OF 20 FEET.
10. NO DRIVE ACCESS SHALL BE ALLOWED DIRECTLY ONTO HIGHWAY EXCEPT FROM FRONT DRIVE LOTS.
11. A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG ALL INTERNAL STREETS AND ALONG THE EAST SIDE OF HIGHWAY EXCEPT.
12. ALL LOTS SHALL HAVE A MINIMUM 20' FRONT BUILDING SETBACK UNLESS OTHERWISE NOTED.
13. A MINIMUM 10' UTILITY EASEMENT SHALL BE PROVIDED ADJACENT TO ALL PROPOSED STREETS SHOWN UNLESS OTHERWISE NOTED. UTILITY EASEMENT WIDTHS WILL BE SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE UTILITY SERVICE PROVIDERS.
14. COMMON AREA LOTS SEPARATED BY A "T" ARE NOT FOR RESIDENTIAL DEVELOPMENT AND WILL BE TRANSFERRED TO A HOME OWNERS ASSOCIATION FOR MAINTENANCE, WATER, GAS, CONVEYANCE, AND LOCATION OF COMMON LOTS ARE SUBJECT TO FINAL DESIGN. COMMON LOTS MAY BE USED FOR LANDSCAPING, RETENTION, COMMUNITY AREA, SHALL BE ACCORDING TO ZONING REGULATIONS, AND OTHER REQUIREMENTS APPLICABLE. NECESSARY EASEMENTS SHALL BE ACQUIRED AT TIME OF FINAL PLATTING.
15. DRAINAGE CONVEYANCE SHALL HAVE A MINIMUM WIDTH OF 14" OR MORE AS NEEDED AND SHALL BE PROVIDED TO CARRY THE RUNOFF IN CONCENTRATED FLOWS FROM A 100-YEAR RAINFALL EVENT.
16. STREET ALIGNMENTS MAY BE ADJUSTED WITH FINAL DESIGN AS NEEDED TO MAINTAIN SHORT DISTANCE, AND MINIMIZE DRIVING DISTANCE AT EXISTING INTERSECTION.
17. STREET CROWN, STORM SEWER PIPE AND STORM PILETS, AND DRAINAGE SEWER LOCATIONS SHOWN ARE FOR INFORMATION ONLY AND WILL BE ADJUSTED WITH THE FINAL DESIGN.
18. THIS TRACT IS SUBJECT TO THE DEVELOPMENT AGREEMENT AS APPROVED BY ORDINANCE #1088 AND RECORDED IN BOOK 2004, PAGE 54.

## LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 47 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, MISSOURI, COUNTY OF COLE, BEING PART OF TRACT 2-1 OF THE SURVEY RECORDED IN BOOK 2010, PAGE 22 OF THE COLE COUNTY RECORDS.

## STREAM BUFFER STATEMENT

THIS TRACT DOES NOT INCLUDE ANY STREAMS THAT ARE REGULATED BY THE CITY OF COLUMBIA. STREAM BUFFER STATEMENTS AS DETERMINED BY THE MISSOURI DEPARTMENT OF CONSERVATION, MISSOURI DEPARTMENT OF REVENUE AND ARTICLE 10 OF CHAPTER 100, ACTS OF THE MISSOURI GENERAL ASSEMBLY.

## FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FLOOD INSURANCE RATE MAP (FIRM) DATED MARCH 11, 2011.

## STORM WATER

STORM WATER MANAGEMENT DESIGN ON THIS PLAT IS CONCEPTUAL IN NATURE. THIS DESIGN WILL BE COMPLETED AND SUBMITTED TO CITY OF COLUMBIA FOR REVIEW FOLLOWING ADOPTION OF THE PRELIMINARY PLAT.

THE DESIGN OF THE STORM WATER SYSTEM DESIGN SHALL BE IN ACCORDANCE WITH THE CONCEPTUAL STORM WATER MANAGEMENT PLAN. THE DESIGN OF THE STORM WATER SYSTEM DESIGN SHALL BE IN ACCORDANCE WITH THE CONCEPTUAL STORM WATER MANAGEMENT PLAN. THE DESIGN OF THE STORM WATER SYSTEM DESIGN SHALL BE IN ACCORDANCE WITH THE CONCEPTUAL STORM WATER MANAGEMENT PLAN.

## PHASING NOTE

THIS DEVELOPMENT SHALL BE CONSTRUCTED IN TWO PHASES THAT SHALL BE CONSEQUENTIALLY SUBMITTED FOR REVIEW.

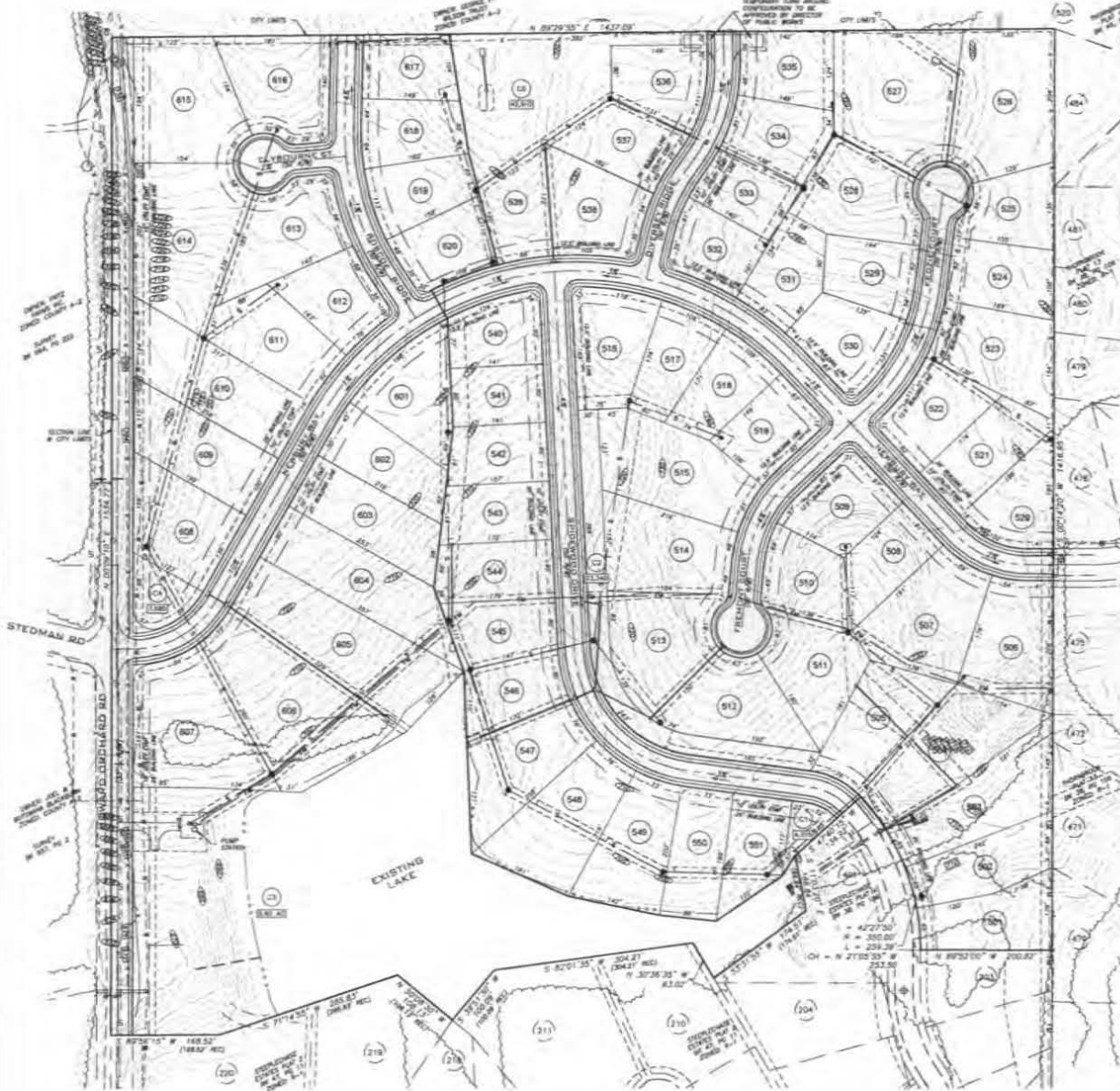
## BENCHMARK DATA

ADJUSTED END OF EXISTING HIGHWAY LOCATED WEST OF HIGHWAY 2015 APPROXIMATELY 225 FEET SOUTH OF THE WEST CORNER OF PHASE 1.

**A CIVIL GROUP**  
CIVIL ENGINEERING - PLANNING - SURVEYING  
3401 BRIDGEMAN BLVD, SUITE 100  
COLUMBIA, MO 65201  
PH: (314) 817-5750, FAX: (314) 817-1677  
MISSOURI CERTIFICATE OF AUTHORITY: 2001.006115

## LEGEND

- EXISTING SHOWN UNIMPROVED
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING FIVE FOOT
- EXISTING ELECTRIC TRANSFORMER
- EXISTING TELEPHONE BOX
- EXISTING UTILITY POLE
- EXISTING WATER VALVE
- PROPOSED STREET CROWN (CONCEPTUAL)
- PROPOSED HIGH POINT (CONCEPTUAL)
- EXISTING FENCE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING HIGH-VOLTAGE ELECTRIC
- EXISTING GAS
- EXISTING SANITARY
- PROPOSED SANITARY
- EXISTING WATER
- PROPOSED WATER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING CABLE TELEVISION
- EXISTING CABLE TV
- EXISTING TRAIL
- APPROXIMATE PRECEDED TRAIL
- EXISTING CONTAIN

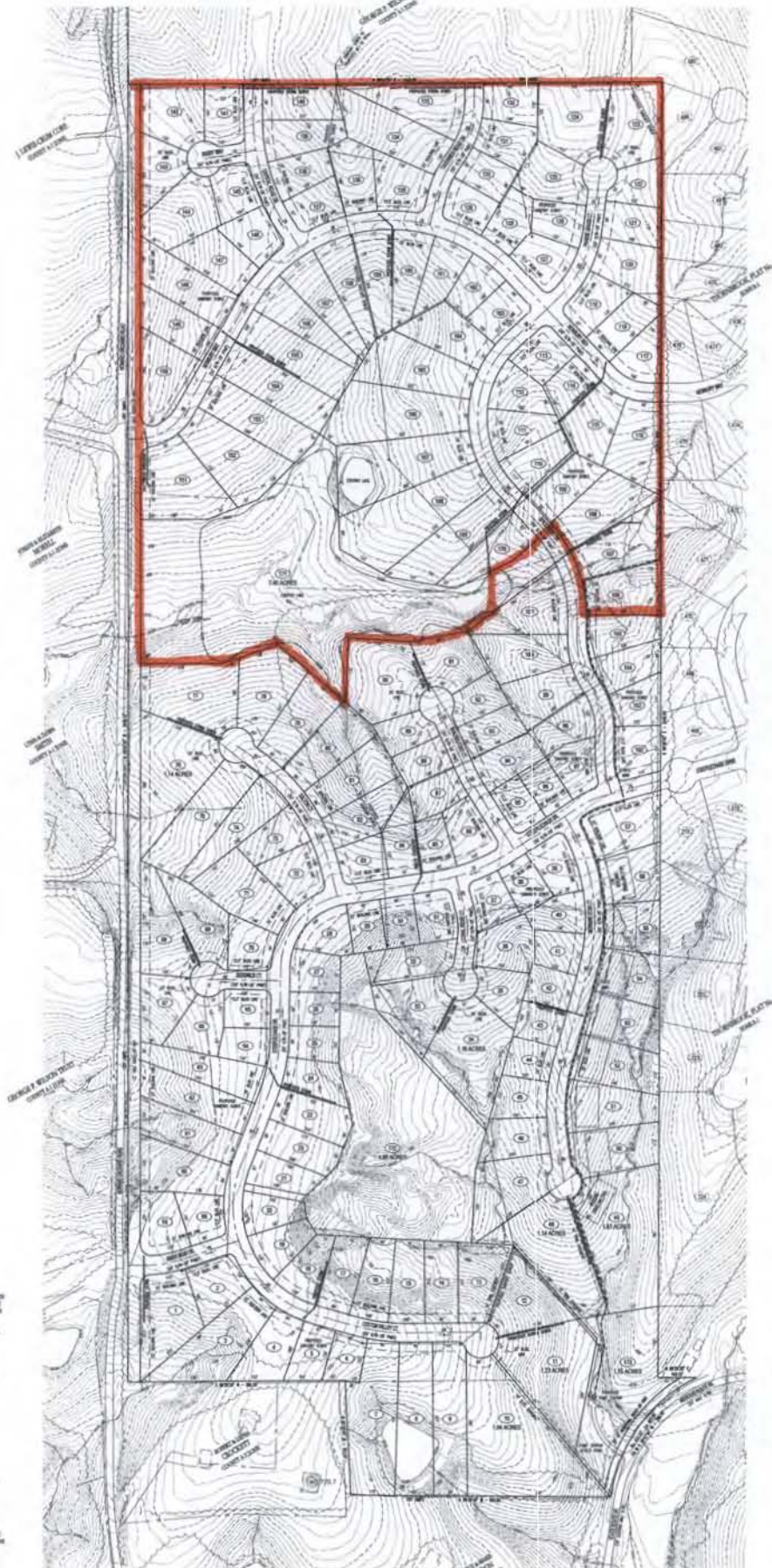


APPROVED BY THE CITY OF COLUMBIA PLANNING AND COMMISSION THIS DAY OF SEPTEMBER, 2015.

STEFEN REICHER, CHAIRMAN

LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 47 NORTH, RANGE 13 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
OCTOBER, 2006

<b>Owner</b>	<b>State/ZIP</b>
George F. Wilson Trust	Jim Frost & Robert Cornell
110 Main St.	1712 Sycamore St.
Concord, NH 03301	Concord, NH 03301



APPROVED BY THE FLORIDA AND TERRITORY COMMISSION FOR 20<sup>TH</sup> DAY OF April 1946

*[Signature]*

[illegible]

DESIGNED BY **C E C** CROCKETT  
ENGINEERING  
CONSULTANTS, LLC  
200 SOUTH MAIN STREET  
SUITE 200  
DALLAS, TEXAS 75201  
TEL: 214.742.2222  
WWW.CEC-ENGINEERING.COM





Introduced by Hindman Council Bill No. R 107-06

### A RESOLUTION

approving the Preliminary Plat of Westbrook, Plat No. 1, a major subdivision; and granting a variance from the Subdivision Regulations relating to cul-de-sac length.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council hereby approves the Preliminary Plat of Westbrook, Plat No. 1, dated October, 2005, a major subdivision located on the east side of Howard Orchard Road and on the northwest side of State Route KK, containing approximately 118.01 acres, and hereby confers upon the subdivider the following rights for a period of seven years from and after the date of this approval:

- A. The terms and conditions under which the Preliminary Plat was given will not be changed.
- B. The subdivider may submit on or before the date the whole or any part of the subdivision for approval.
- C. The time for filing the final plat may be extended by the Council for a specified period on such terms and conditions as the Council may approve.

SECTION 2. Prior to approval of the Final Plat of this Subdivision, the subdivider shall have completed the improvements required by the Subdivision Regulations, or in lieu of completion of the work and installations referred to, present security to the City Council with surety and conditions satisfactory and acceptable to the City Council, providing for and securing the actual construction and installation of the improvements and utilities within a period of seven years; or put the City Council in an assured position to do the work, obligating the developer to install the improvements indicated on the plat, provided that no occupancy permit will be issued to any person for occupancy of any structure on any street that is not completed in front of the property involved, or the utilities have not been installed to the satisfaction of the City.

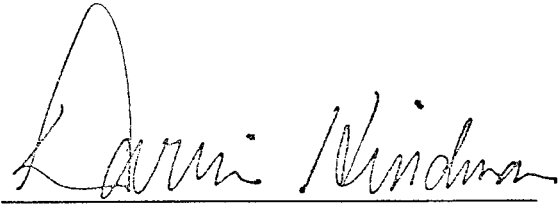
SECTION 3. Subdivider is granted a variance from the requirements of Section 25-47(a) of the Subdivision Regulations so that the maximum cul-de-sac length can be extended to 950 feet on Morning Star Court.

ADOPTED this 1<sup>st</sup> day of May, 2006.

ATTEST:

A handwritten signature in cursive script, appearing to read "Shirley A.", written over a horizontal line.

City Clerk

A handwritten signature in cursive script, appearing to read "Larri Windman", written over a horizontal line.

Mayor and Presiding Officer

APPROVED AS TO FORM:

A handwritten signature in cursive script, appearing to read "Fred Boehman", written over a horizontal line.

City Counselor

### DEVELOPMENT AGREEMENT

This Agreement is entered into on this 6 day of April, 2006 by and between the City of Columbia, Missouri ("City"), James Frech and Kathy Frech, husband and wife, and Robert Conrad (collectively, the "Developers"), and the George P. Wilson Trust dated February 27, 1990 ("Owner").

In consideration of the mutual covenants and promises contained herein, the parties agree as follows:

1. Developers are the contract purchasers of the following described three parcels of real estate (the Property), to-wit:

Tract 1 Description

A tract of land located in the west fractional half of Section 5, Township 47 North, Range 13 West, in Boone County, Missouri and including Tract 1 of the survey recorded in Book 636 at Page 465 of said county records and being further described as follows:

Commencing at the West Quarter Corner of said Section 5; thence with the quarter section line N89°25'20"E, 600.00 feet to the northwest corner of said Tract 1, said point being the Point of Beginning; thence along the boundary of said Tract, N89°25'20"E, 650.85 feet; thence leaving said boundary N10°57'50"E, 107.36 feet; thence N41°48'10"W, 331.66 feet; thence N87°05'50"W, 112.72 feet; thence N2°54'10"E, 196.23 feet; thence N15°12'10"E, 109.98 feet; thence N41°54'10"W, 442.72 feet; thence N12°23'50"W, 153.65 feet; thence S81°19'30"W, 62.81 feet; thence N80°28'50"W, 178.70 feet; thence along a curve to the right having a radius of 225.00 feet for an arc length of 27.78 feet, the long chord bears N20°03'40"E, 27.76 feet; thence N66°24'00"W, 145.88 feet; thence N52°52'10"W, 131.10 feet; thence N52°16'50"E, 156.84 feet; thence S44°42'40"E, 72.61 feet; thence N65°42'20"E, 214.59 feet; thence along a curve to the right having a radius of 525.00 feet for an arc length of 45.83 feet, the long chord bears S21°47'40"E, 45.82 feet; thence N71°22'20"E, 303.74 feet; thence N57°51'30"E, 134.31 feet; thence along a curve to the left having a radius of 475.00 feet for an arc length of 7.51 feet, the long chord bears S32°35'40"E, 7.51 feet; thence S33°02'50"E, 16.61 feet; thence N56°57'10"E, 237.29 feet; thence N74°52'10"E, 265.57 feet; thence S0°08'00"W, 1758.93 feet; thence N89°25'20"E, 103.15 feet; thence along a curve to the left having a radius of 411.97 feet for an arc length of 407.05 feet, the long chord bears S35°47'40"W, 390.70 feet; thence N89°38'40"W, 693.93 feet; thence N2°49'40"W, 303.51 feet to the Point of Beginning and containing 28.85 acres.



### Tract 2 Description

A tract of land located in the west fractional half of Section 5, Township 47 North, Range 13 West, in Boone County, Missouri and including Tract 1 of the survey recorded in Book 636 at Page 465 of said county records and being further described as follows:

Beginning at the West Quarter Corner of said Section 5; thence with the quarter section line N89°25'20"E, 600.00 feet to the northwest corner of said Tract 1; thence along the boundary of said Tract 1, N89°25'20"E, 650.85 feet; thence leaving said boundary, N10°57'50"E, 107.36 feet; thence N41°48'10"W, 331.66 feet; thence N87°05'50"W, 112.72 feet; thence N2°54'10"E, 196.23 feet; thence N15°12'10"E, 109.98 feet; thence N41°54'10"W, 442.72 feet; thence N12°23'50"W, 153.65 feet; thence S81°19'30"W, 62.81 feet; thence N80°28'50"W, 178.70 feet; thence along a curve to the right having a radius of 225.00 feet for an arc length of 27.78 feet, the long chord bears N20°03'40"E, 27.76 feet; thence N66°24'00"W, 145.88 feet; thence N52°52'10"W, 131.10 feet; thence N65°39'20"W, 144.37 feet; thence N89°51'40"W, 45.73 feet to a point on the west line of said Section 5; thence with said west line S0°08'20"W, 1395.96 feet to the Point of Beginning and containing 26.54 acres.

### Tract 3 Description

A tract of land located in the west fractional half of Section 5, Township 47 North, Range 13 West, in Boone County, Missouri and being further described as follows:

Commencing at the West Quarter Corner of said Section 5; thence with the west line of said Section 5 N0°08'20"E, 1395.96 feet to the Point of Beginning; thence S89°51'40"E, 45.73 feet; thence S65°39'20"E, 144.37 feet; thence N52°16'50"E, 156.84 feet; thence S44°42'40"E, 72.61 feet; thence N65°42'20"E, 214.59 feet; thence along a curve to the right having a radius of 525.00 feet for an arc length of 45.83 feet, the long chord bears S21°47'40"E, 45.82 feet; thence N71°22'20"E, 303.74 feet; thence N57°51'30"E, 134.31 feet; thence along a curve to the left having a radius of 475.00 feet for an arc length of 7.51 feet, the long chord bears S32°35'40"E, 7.51 feet; thence S33°02'50"E, 16.61 feet; thence N56°57'10"E, 237.29 feet; thence N74°52'10"E, 265.57 feet; thence N0°08'00"E, 1683.12 feet; thence S89°42'55"E, 1428.38 feet to a point on the west line of said Section 5; thence along said west line S0°08'20"W, 2053.43 feet to the Point of Beginning and containing 63.55 acres.

2. Owner has filed an application for voluntary annexation of the Property. This application is pending before the City Council of Columbia, Missouri. All obligations of the parties under this Agreement are contingent upon annexation of the Property into the City of Columbia and approval of R-1 zoning for the Property.

3. Developers agree that any plat submittal for the Property shall limit the number of units per acre to no more than 1.5, based on the entire acreage of the Property and based on the acreage within each of the above-described tracts.

4. Lots within the Property that are contiguous to lots in Thornbrook Plat 7 shall have building envelopes with a minimum width of 108 feet and a minimum depth of 60 feet.

5. Developers will provide the vertical alignment and grading plan of those portions of Howard Orchard Road that are contiguous to the Property as shown in any plat submittal, and such vertical alignment and grading plan must be approved by the appropriate department of the City of Columbia and by the Public Works Department for Boone County, Missouri.

6. Developers shall convey at no charge all necessary rights of way (limited to a half width for a residential collector street) or utility easements as to the Property that is contiguous to Howard Orchard Road, as deemed necessary either by the appropriate department of the City of Columbia and by the Public Works Department for Boone County, Missouri. Additionally, Developers anticipate that the grading plan for Howard Orchard Road will show certain sections to be cut or filled and agree to provide additional rights of way necessary to accommodate those sections.

7. A fee for future construction or maintenance of Howard Orchard Road in an amount equal to \$25.00 per linear foot of platted frontage on Howard Orchard Road as shown on a final plat for any portion of the Property, shall be paid by Developer to City with the application for each final plat.

8. Developers shall not prepare any plat submittal or request approval for any plat showing lots less than 2.5 acres in size that can only be accessed from Howard Orchard Road, or showing lots less than 2.5 acres with driveway access to Howard Orchard Road.

9. Developers shall provide for 16 foot trail easements in designated portions of the Property, as generally shown by the preliminary plat currently filed with the city of Columbia, and as acceptable to city staff.

10. Developers shall dedicate a minimum of 12 acres for green space purposes and shall prohibit any residential development from occurring on such acreage.

11. Developers shall install such asphalt speed tables (necessitated by development of the Property) within the Thornbrook Subdivision as recommended by the Columbia Public Works Department and approved by the Thornbrook Homeowner's Association and by the Columbia City Council. Speed tables on Steeplechase will be installed before a land disturbance permit will be issued for the Property. Alternatively, Developers shall install up to four (4) planter islands within the Thornbrook Subdivision, as recommended by the Columbia Public Works Department and approved by the Thornbrook Homeowner's Association and by the Columbia City Council.

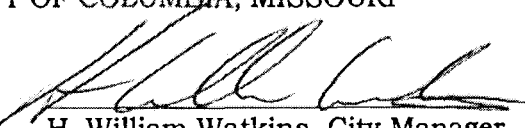
12. The Developers will direct construction traffic to use the construction entrance for Thornbrook during the development of Tract 1. Developers will direct construction traffic to either use Howard Orchard Road or the construction entrance for Thornbrook during the development of Tracts 2 and 3.

13. This Agreement shall be binding upon and inure to the benefit of the heirs, successors and assigns of the parties to this Agreement and is intended to constitute binding and enforceable restrictions on the affected property that will run with the land.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date indicated above.

CITY OF COLUMBIA, MISSOURI


By:

  
H. William Watkins, City Manager

ATTEST:

  
Sheela Amin, City Clerk

APPROVED AS TO FORM:

  
Fred Boeckmann, City Counselor



**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**NOVEMBER 5, 2015**

**Case No. 15-227**

**A request by The Columbia Development Group, LLC (owner) for approval of a revised preliminary plat affecting 67 R-1 (One-Family Dwelling) zoned lots in the northern portion of Steeplechase Estates. The 47.1-acre subject site is located on the east side of Howard Orchard Road, west of Thornbrook Subdivision.**

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 revised preliminary plat.

MR. REICHLIN: Are there any questions of staff? Seeing none. We'll go forward with encouraging anybody in the audience who has information regarding this that can help us with our decision-making process.

MR. MURPHY: Good evening, Chairman, Commissioners. My name is Kevin Murphy; I'm with A Civil Group, offices at 3401 Broadway Business Park Court. I think Mr. MacIntyre's report covers this pretty well. It's just a realignment of the -- of the one road, and we've decreased the number of developable lots by, I think, seven, and thus creating more green space in doing so. But other than that, if you have any questions, I would be happy to try to answer those.

MR. REICHLIN: Any questions of this speaker? Seeing none. Thank you very much.

MR. MURPHY: Thank you.

MR. REICHLIN: Well, I'll turn this matter over to the Commission for further comment. Mr. Strodman? Am I missing somebody? Mr. Stanton?

MR. STANTON: He's pointing at me.

MR. REICHLIN: Okay.

MR. STANTON: I definitely support the changes. I commend the developer and the designers in rethinking how the roads are designed and taking into deep consideration the topography of the land. I'd definitely like to see more of that, and so I commend this -- these changes. So I plan to support it.

MR. REICHLIN: Anybody else? Mr. Strodman?

MR. STRODTMAN: I'll go ahead -- go ahead and make a motion if we're -- if we're done discussing it. I make a request for approval -- I'm sorry. Case 15-227, I make a request to approve the revised preliminary plat.

MR. STANTON: Second.

MS. RUSHING: Second.

MR. REICHLIN: Ms. Rushing. Thank you. I'll take a roll call, please.

MS. LOE: Yes. In the case of 15-227.

**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. Motion carries 7-0**

MS. LOE: We have seven yeses. The motion is approved. The Commission's recommendation for approval will be forwarded to City Council for their consideration.

MR. REICHLIN: Thank you.