



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 18, 2016

Re: Stevens Ridge Subdivision – Preliminary plat (Case #16-82)

Executive Summary

Approval of this request will result in the creation of a 19-lot residential subdivision to be known as "Stevens Ridge Subdivision."

Discussion

The proposal is to subdivide two surveyed tracts of land into a 19-lot subdivision for the development of 18 single-family homes. The plat includes dedication of two new local residential streets that will be publicly maintained providing access to Route K and the undeveloped properties to the north and south of the subject site in the event of redevelopment.

The plat has been reviewed by internal and external agencies and found to be compliant with the zoning and subdivision regulations. Prior to the sale of lots within the development, construction plans for public infrastructure and a final plat will need to be submitted for review and approval.

At its March 24, 2016, meeting the Planning and Zoning Commission considered this request and voted unanimously (8-0) to approve the proposed plat. There were no Commissioner questions and no one from the public spoke regarding the application.

A copy of the staff report, locator maps, preliminary plat, 2007 annexation and zoning ordinance, and meeting excerpts are attached for review.

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 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 tax revenues and user fees.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
06/04/2007	Approved annexation and R-1 (One-Family Dwelling District) as permanent zoning on the subject site

Suggested Council Action

Approve the proposed preliminary plat of Stevens Ridge Subdivision as recommended by the Planning and Zoning Commission.

Introduced by _____ Council Bill No. _____ R 44-16

A RESOLUTION

approving the Preliminary Plat of Stevens Ridge Subdivision.

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 Stevens Ridge Subdivision, as certified and signed by the surveyor on March 16, 2016, a subdivision located on the west side of Route K and adjacent to William Smith Place, containing approximately 4.1 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 _____, 2016.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

SUPPORTING
DOCUMENTS FOR
THIS AGENDA ITEM

AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
March 24, 2016

SUMMARY

A request by West Creek Properties, LLC (owner) for approval of a 19-lot preliminary plat of R-1 (One-Family Dwelling District) zoned land to be known as "Stevens Ridge Subdivision". The 4.1-acre subject site is located west of the intersection of Route K and William Smith Place, and is addressed 5541-5561 S Route K. (Case #16-82)

DISCUSSION

The proposal is to subdivide two surveyed tracts of land into a 19-lot subdivision for the development of 18 single-family homes. The plat includes a new public local residential street to provide access from Route K and a new north-south street to accommodate connectivity with adjoining unplatted land in the event of redevelopment.

The subject site was annexed into the city in 2007 as part of a larger annexation of several lots (Tyree, et al annexation & permanent zoning; Case #5-Z-07) in order to allow a connection to be made to the City's sanitary sewer system. A City public sewer will be extended to the property this spring. The lagoon at the northwest corner of the site will be decommissioned upon redevelopment.

The proposed preliminary plat meets all applicable City development requirements.

RECOMMENDATION

Approval of the proposed preliminary plat of Stevens Ridge Subdivision

ATTACHMENTS

- Locator maps
- Proposed preliminary plat
- 2007 annexation & zoning ordinance

SITE HISTORY

Annexation Date	June 18, 2007
Existing Zoning District(s)	R-1
Land Use Plan Designation	Neighborhood District
Subdivision/Legal Lot Status	Surveyed tracts

SITE CHARACTERISTICS

Area (acres)	4.1 acres
Topography	Slopes gently downward to west
Vegetation/Landscaping	Lawn & trees
Watershed/Drainage	Little Bonne Femme Creek
Existing structures	Two single-family homes

UTILITIES & SERVICES

Sanitary Sewer	City Public Works Dept.
Water	CPWSD #1
Electric	Boone Electric Cooperative
Fire Protection	Columbia Fire Dept.

ACCESS

Route K	East side of site
Major Roadway Plan	Minor Arterial (MoDOT-maintained)
ROW Needed	12 feet additional half width (shown on plat)
CIP Projects	None
Sidewalk	Needed & shown along all street frontages

SURROUNDING LAND USES

Orientation from site	Zoning	Land Use
North	County R-S (Single-family)	Single-family residence
South	R-1 (One-family)	Single-family residence
East	PUD (Planned Unit Development)	Single-family homes
West	PUD & R-2 (Two-family)	Mobile homes, duplexes, & fourplex

PARKS & RECREATION

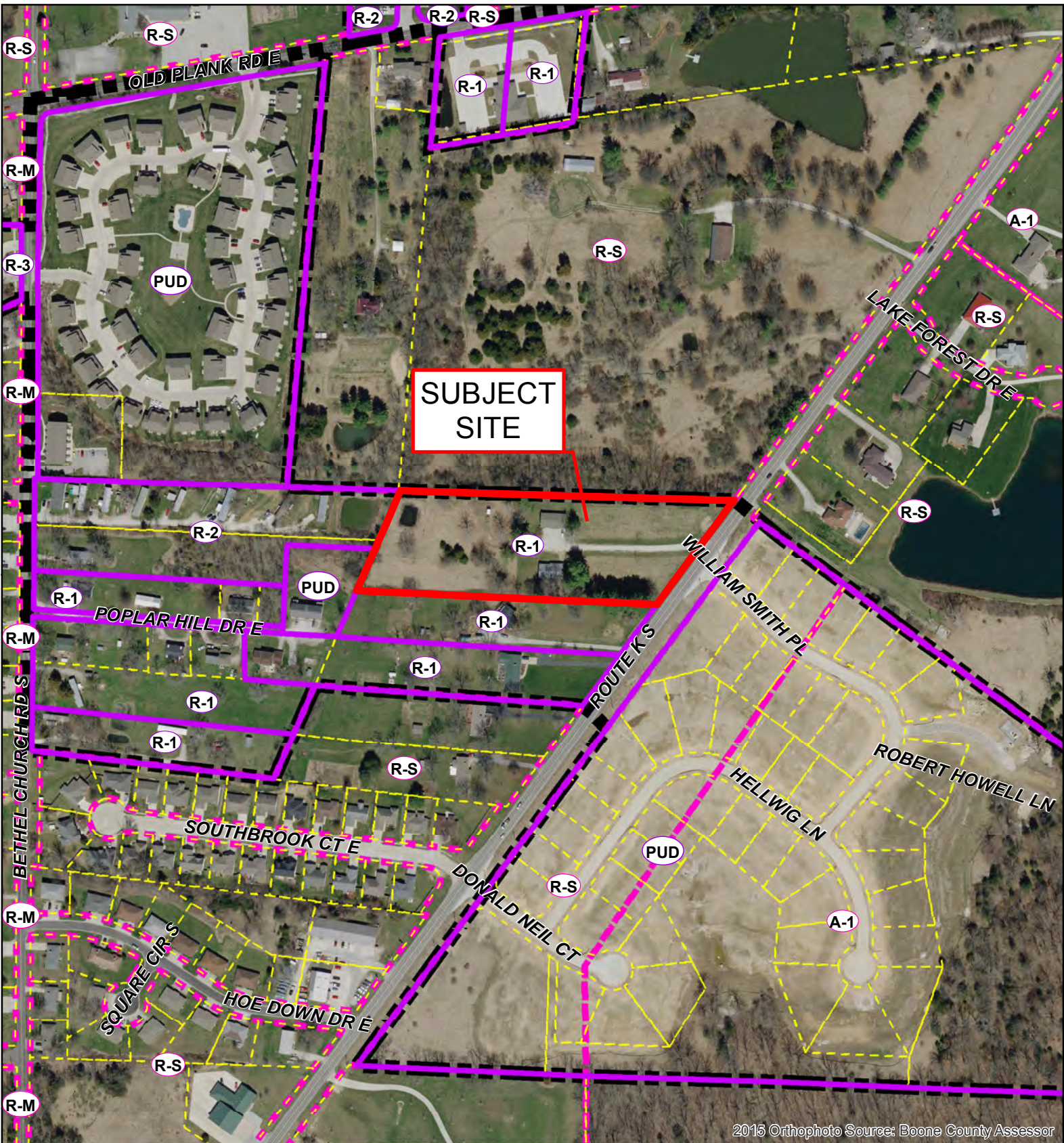
Neighborhood Parks	Cosmo-Bethel Park is ¾ mile north
Trails Plan	N/A
Bicycle/Pedestrian Plan	N/A

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 March 1, 2016.

Public Information Meeting Recap	Number of attendees: Applicant's representative Comments/concerns: None
Neighborhood Association(s)	None
Correspondence Received	None as of this writing

Report prepared by Steve MacIntyre; Approved by Pat Zenner



Case #16-82: Stevens Ridge Subdivision Preliminary Plat



City of Columbia Zoning

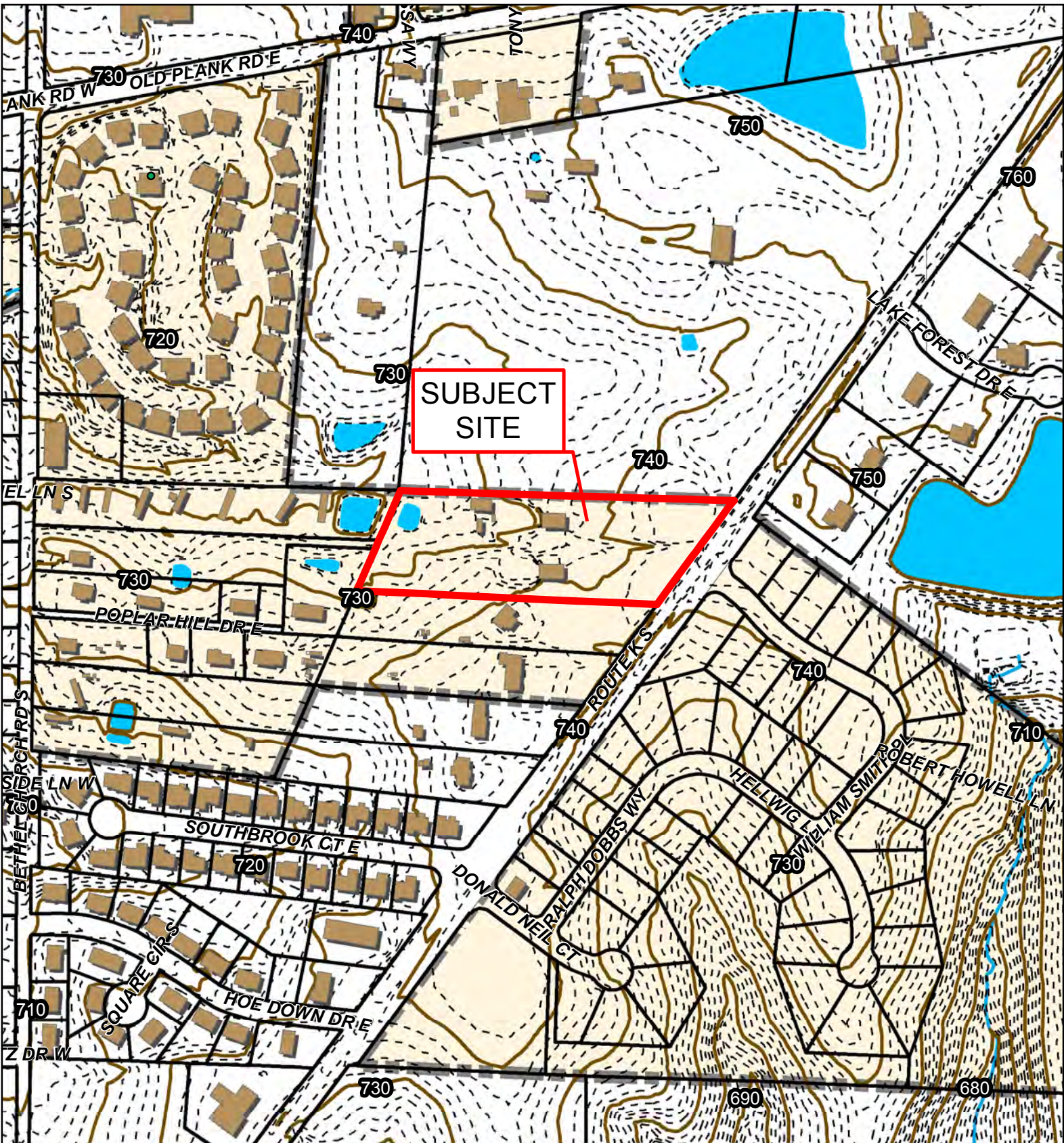


Boone County Zoning



Parcels

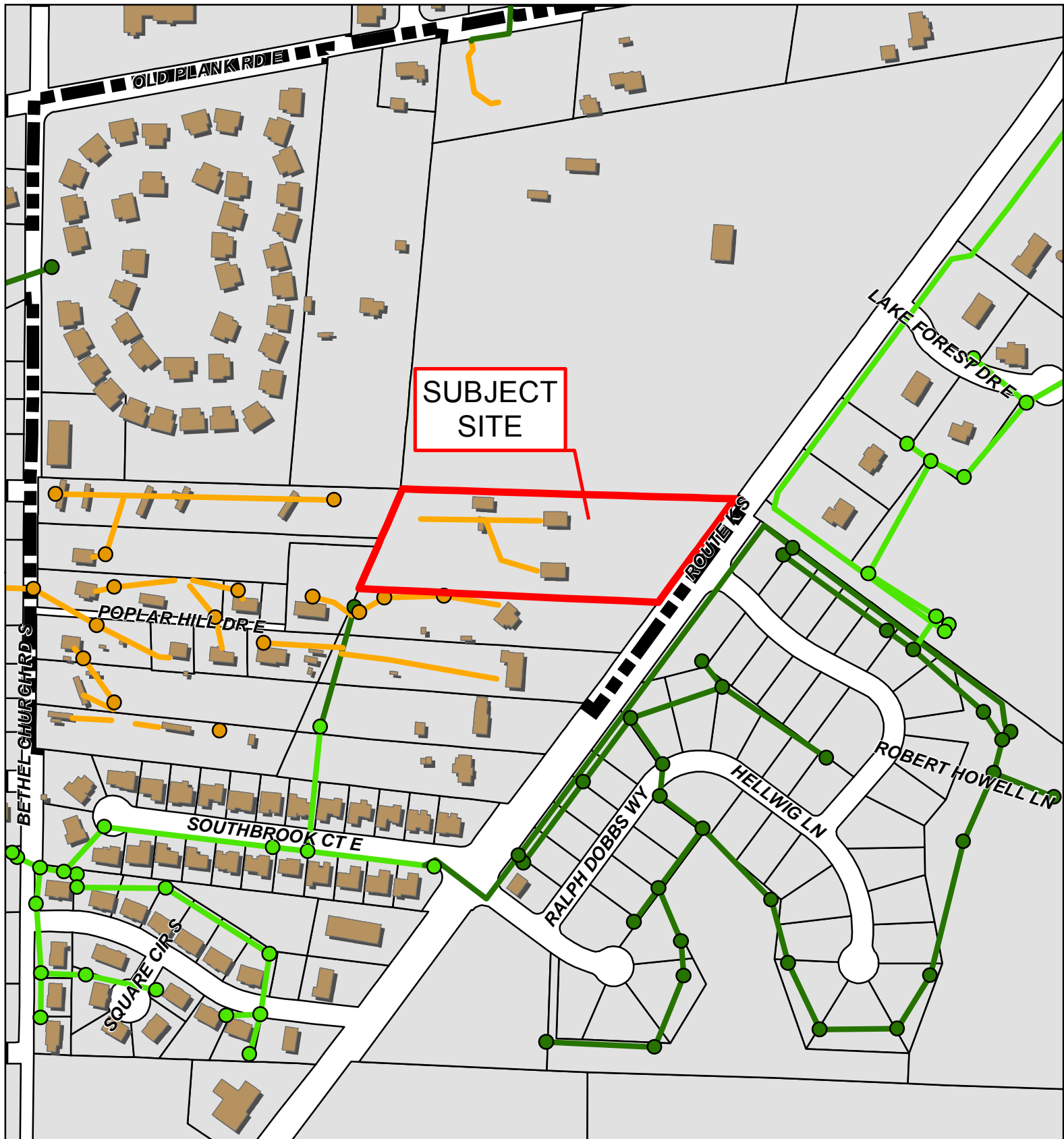




Case #16-82: Stevens Ridge Subdivision Preliminary Plat



- 10 Foot Contour Lines
- 2 Foot Contour Lines
- Parcels
- Building Footprint
- Bodies of Water
- 100-Year Flood Plain



Case #16-82: Stevens Ridge Subdivision Preliminary Plat



- BCRSD
- BCRSD
- City Sanitary Structure
- City Sanitary Line
- Private Sanitary Structure
- Private Sanitary Line

- Building Footprint
- Parcels



GENERAL NOTES:

1. STREET RIGHT-OF-WAY SHALL BE 50 FOOT WIDE RESIDENTIAL STREET, UNLESS OTHERWISE NOTED.
2. DEVELOPER WILL COORDINATE WITH PWS# #1 FOR THE DESIGN OF WATER LINES TO SERVE THIS DEVELOPMENT.
3. DEVELOPER WILL COORDINATE WITH BOONE ELECTIC COOPERATIVE FOR THE DESIGN OF ELECTRIC LINES TO SERVE THIS DEVELOPMENT.
4. DEVELOPER WILL COORDINATE WITH AMEREN UE FOR THE DESIGN OF GAS LINES TO SERVE THIS DEVELOPMENT.
5. ALL PUBLIC SANITARY SEWER EXTENSIONS SHALL BE MINIMUM OF 8" DIAMETER. SEWERS NOT CONSTRUCTED ALONG FRONTS OF LOTS TO BE LOCATED WITHIN 16 FOOT WIDE EASEMENTS OR EASEMENTS EQUAL TO THE DEPTH OF THE SEWER IF SEWER IS GREATER THAN 16 FEET. NO SEWER TAPS WILL BE GREATER THAN 20 FEET.
6. LOT NUMBER SHOWN ARE FOR INVENTORY PURPOSES ONLY.
7. NO DIRECT ACCESS SHALL BE ALLOWED ONTO STATE ROUTE K FROM SINGLE FAMILY LOTS.
8. ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
9. A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG ALL INTERNAL STREETS.
10. ALL LOTS SHALL HAVE A MINIMUM 25' FRONT BUILDING SETBACK UNLESS OTHERWISE NOTED.
11. A MINIMUM 10' UTILITY EASEMENT SHALL BE PROVIDED ADJACENT TO ALL PROPOSED STREETS SHOWN UNLESS LABELED OTHERWISE. UTILITY EASEMENT WIDTHS WILL BE SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE UTILITY SERVICE PROVIDERS.
12. COMMON AREA LOTS DESIGNATED WITH A "C" ARE NOT FOR RESIDENTIAL DEVELOPMENT AND WILL BE TRANSFERRED TO A HOME OWNERS ASSOCIATION FOR MAINTENANCE. NUMBER, SIZE, CONFIGURATION, AND LOCATION OF COMMON LOTS SUBJECT TO FINAL DESIGN. COMMON LOTS MAY BE USED FOR LANDSCAPING, GREENSPACE, STORMWATER BMP'S, SIGNS AS ALLOWED BY ZONING REGULATIONS, AND OTHER NEIGHBORHOOD AMENITIES. NECESSARY EASEMENTS SHALL BE DEDICATED AT TIME OF FINAL PLATTING. THE DEVELOPER RESERVES THE RIGHT TO DEVELOP THESE LOTS FOR RESIDENTIAL USES WITH APPROVAL OF A REVISED PRELIMINARY PLAT.
13. DRAINAGE EASEMENTS SHALL HAVE A MINIMUM WIDTH OF 10' OR WIDER AS NEEDED AND SHALL BE PROVIDED TO CONTAIN THE RUNOFF IN CONCENTRATED FLOWS FROM A 100-YEAR RAINFALL EVENT.
14. STREET ALIGNMENTS MAY BE ALTERED WITH FINAL DESIGN AS NEEDED TO MAXIMIZE SIGHT DISTANCE, AND MINIMIZE GRADING DISTURBANCE AT ENGINEERS DISCRETION.
15. STREET GRADES, STORM SEWER PIPE AND STORM INLETS, AND SANITARY SEWER LOCATIONS SHOWN ARE CONCEPTUAL IN NATURE AND WILL BE REFINED WITH THE FINAL DESIGN.
16. A SUBDIVISION SIGN MAY BE PLACED NEAR THE ENTRANCE OF ROUTE K. DESIGN DETAILS SHALL BE DETERMINED AT THE TIME OF PLATTING, BUT THE SIZE AND PLACEMENT WILL MEET ALL APPLICABLE CITY REGULATIONS.

UTILITIES

NATURAL GAS

AMEREN UE
2001 MAGUIRE BLVD.
COLUMBIA, MISSOURI 65201
CONTACT: CHAD WARREN
(573) 876-3063

SANITARY SEWER

CITY OF COLUMBIA
P.O. BOX 6015
PUBLIC WORKS DEPARTMENT
COLUMBIA, MISSOURI 65205
CONTACT: LINDSEY SCHAEFER
(573) 441-5481

WATER

PUBLIC WATER SUPPLY
DISTRICT NO. 1
1500 N. 7TH STREET
COLUMBIA, MISSOURI 65205
CONTACT: CHAD HENRY
(573) 449-8723

TELEPHONE

CENTURYLINK
625 E. CHERRY
COLUMBIA, MISSOURI 65205
CONTACT: TIM DISMAN
(573) 886-3505

CABLE TV

MEDIACOM
901 NORTH COLLEGE
AVENUE
COLUMBIA, MISSOURI 65201
CONTACT: BOB BONER
(573) 443-1535

ELECTRICITY

BOONE ELECTRIC COOPERATIVE
P.O. BOX 797
1413 RANGELINE STREET
COLUMBIA, MISSOURI 65205
CONTACT: DOUG GARDNER
(573) 881-0828

LEGEND

MH ○	EXISTING SANITARY MANHOLE
MH ●	PROPOSED SANITARY MANHOLE
CO ●	EXISTING SANITARY CLEANOUT
CO ●	PROPOSED SANITARY CLEANOUT
FH ○	EXISTING FIRE HYDRANT
ET	EXISTING ELECTRIC TRANSFORMER
ET	EXISTING TELEPHONE BOX
PP ○	EXISTING UTILITY POLE
WV ⊥	EXISTING WATER VALVE
2% HP ⊥	PROPOSED STREET GRADE
2% HP ⊥	PROPOSED HIGH POINT (CONCEP. ONLY)
---	EXISTING FENCE
---	EXISTING OVER-HEAD ELECTRIC
---	EXISTING OVER-HEAD TELEPHONE
---	PROPOSED SANITARY
---	EXISTING WATER
---	PROPOSED STORM SEWER
---	EXISTING TREELINE
---	EXISTING CONTOUR
---	CITY OF COLUMBIA CORPORATE LIMITS

SITE DATA

ZONING: R-1
ACREAGE: 4.11
LOCATION: LOCATED IN SECTION 1, T47N,
R13W, CITY OF COLUMBIA, BOONE COUNTY,
MISSOURI

OWNER/SUBDIVIDER:

WEST CREEK PROPERTIES, LLC
5541 S. ROUTE K
COLUMBIA, MO 65203

BENCHMARK DATA

ELEVATIONS ARE BASED ON NAVD88 AS OBTAINED FROM GPS OBSERVATIONS ON THE MDDOT VRS NETWORK.

TEMPORARY BENCHMARK: PK NAIL IN DRILL HOLE, LOCATED IN THE CENTER OF WILLIAM SMITH PLACE, APPROXIMATELY 30 FEET EAST OF THE CENTERLINE OF STATE ROUTE K.

ELEV= 745.25

LEGAL DESCRIPTION

TWO TRACTS OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 47 NORTH, RANGE 13 WEST BEING LOTS 1 AND 2 OF THE SURVEY RECORDED IN BOOK 312, PAGE 607 AND BEING DESCRIBED IN THE QUIT CLAIM DEED RECORDED IN BOOK 4087, PAGE 100, ALL OF THE RECORDS OF BOONE COUNTY, MISSOURI.

STREAM BUFFER STATEMENT

THIS TRACT IS EXEMPTED FROM 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 SECTION 232(2) OF THE CITY OF COLUMBIA CODE OF ORDINANCES BECAUSE NO STREAMS EXIST ON THE PROPERTY.

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FLOOD INSURANCE RATE MAP #29019C0290D DATED MARCH 17, 2011.

STORM WATER

STORM WATER DETENTION AND WATER QUALITY TREATMENT WILL BE PROVIDED ON COMMON LOT 40 AS REQUIRED IN ARTICLE V, OF CHAPTER 12A OF THE COLUMBIA CODE.

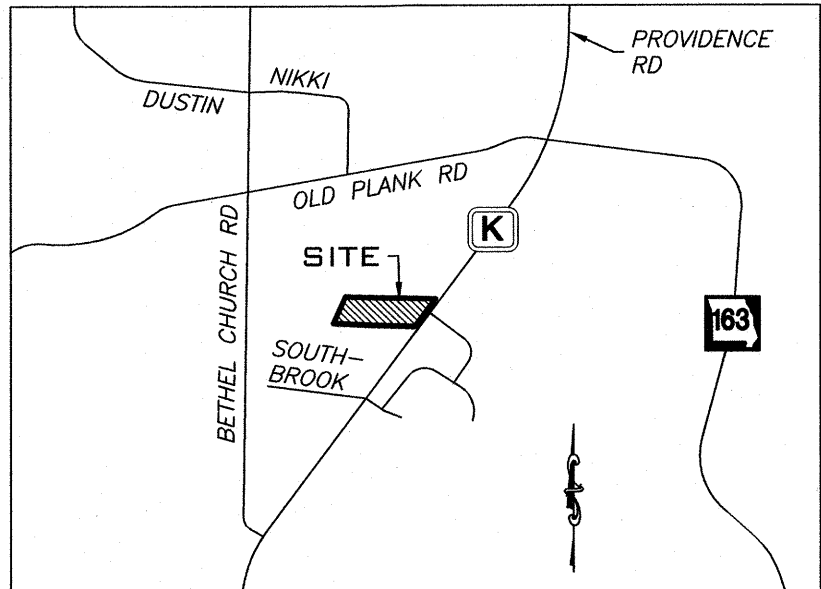
PHASING NOTES

THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ONE PHASE.

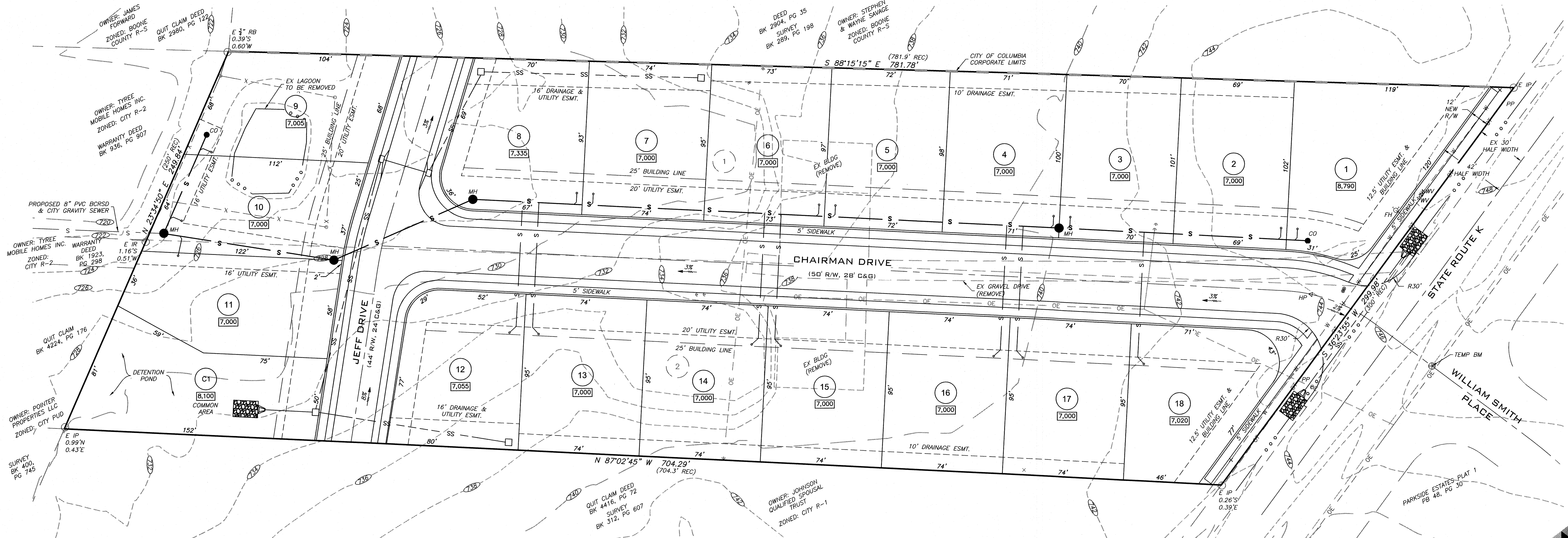
PRELIMINARY PLAT

STEVENS RIDGE SUBDIVISION

LOCATED IN THE NORTHWEST $\frac{1}{4}$ OF SECTION 1, TOWNSHIP
47 NORTH, RANGE 13 WEST,
CITY OF COLUMBIA, BOONE COUNTY, MISSOURI
MARCH 16, 2016



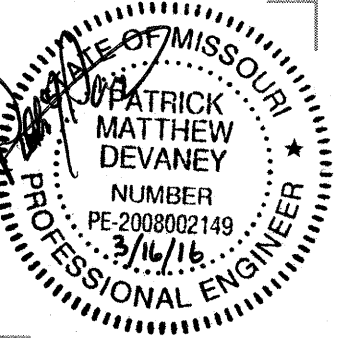
LOCATION MAP
NOT TO SCALE



SCALE: 1" = 30'

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

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.



PATRICK M. DEVANEY
PE 2008002149
MARCH 16, 2016

APPROVED BY THE CITY OF COLUMBIA PLANNING AND
ZONING COMMISSION THIS ____ DAY OF
_____, 2016.

STEPHEN REICHLIN, CHAIRPERSON

A CIVIL GROUP
CIVIL ENGINEERING - PLANNING - SURVEYING
3401 BROADWAY BUSINESS PARK COURT
SUITE 105
COLUMBIA, MO 65203
PH: (573) 817-5750, FAX: (573) 817-1677
MISSOURI CERTIFICATE OF AUTHORITY: 2001006115

Introduced by Hindman
First Reading 5-21-07 Second Reading 6-4-07
Third Reading 6-18-07
Ordinance No. 019552 Council Bill No. B 169-07 A

AN ORDINANCE

extending the corporate limits of the City of Columbia, Missouri, by annexing property located between Bethel Church Road and State Route K, south of Old Plank Road; directing the City Clerk to give notice of the annexation; placing the property annexed in District R-1; 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 finds that a verified petition was filed with the City on March 14, 2007, requesting the annexation of land which is contiguous and compact to the existing corporate limits of the City and which is described in Section 4 of this ordinance. This petition was signed by Edward Lee and Velma Lucille Johnson, the owners of the fee interest of record in the land proposed to be annexed. A public hearing was held concerning this matter on May 21, 2007. Notice of this hearing was published more than seven days prior to the hearing in two newspapers of general circulation qualified to publish legal matters. At the public hearing all interested persons, corporations and political subdivisions were permitted to present evidence regarding the proposed annexation.

SECTION 2. The Council determines that the annexation is reasonable and necessary to the proper development of the City and that the City has the ability to furnish normal municipal services to the area to be annexed within a reasonable time.

SECTION 3. The Council determines that no written objection to the proposed annexation has been filed within fourteen days after the public hearing.

SECTION 4. The City Council hereby extends the city limits by annexing the land described in Section 1-11.185 of the Code of Ordinances of the City of Columbia, Missouri, which is hereby added to Chapter 1 of the City Code and which reads as follows:

Section 1-11.185. June, 2007 Extension of Corporate Limits.

The corporate limits of the City of Columbia shall include the following land:

A tract of land in the northwest quarter of Section 1, Township 47 North, Range 13 West in Boone County, Missouri being parts of the survey recorded in Book 312 at page 607 of the Boone County Records, said tract being individually described as follows:

TRACT C

Tract Three (3) of said survey in Book 312 at page 607.

SECTION 5. The City Clerk is hereby authorized and directed to cause three certified copies of this ordinance to be filed with the Clerk of Boone County, Missouri. The City Clerk is further authorized and directed to forward to the Missouri Department of Revenue, by registered or certified mail, a certified copy of this ordinance and a map of the City clearly showing the area annexed to the City.

SECTION 6. The property described in Section 4 is in the Fifth Ward.

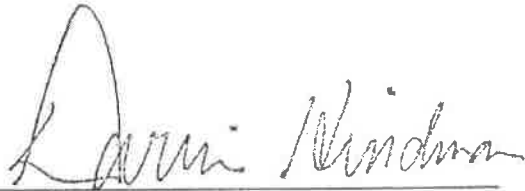
SECTION 7. The Zoning District Map established and adopted by Section 29-4 of the Code of Ordinances of the City of Columbia, Missouri, is hereby amended so that the property described in Section 4, will be zoned and become a part of District R-1 (One-Family Dwelling District).

SECTION 8. This ordinance shall be in full force and effect from and after its passage.

PASSED this 18th day of June, 2007.

ATTEST:


City Clerk


Mayor and Presiding Officer

APPROVED AS TO FORM:


City Counselor

019537
Permanent Record
Filed in Clerk's Office

Introduced by Hindman
First Reading 5-21-07 Second Reading 6-4-07
Ordinance No. 019537 Council Bill No. B 168-07

AN ORDINANCE

extending the corporate limits of the City of Columbia, Missouri, by annexing property located between Bethel Church Road and State Route K, south of Old Plank Road; directing the City Clerk to give notice of the annexation; placing the property annexed in Districts R-1, R-2 and PUD-5; 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 finds that verified petitions were filed with the City on January 19, 2007 and March 14, 2007, requesting the annexation of land which is contiguous and compact to the existing corporate limits of the City and which is described in Section 4 of this ordinance. The petitions were signed by Tyree Mobile Homes, Inc., Troy E. and Joan E. Bentlage and Ervin A. and Glenda A. Bentlage, Hal J. Brenton, David C. Holst, and R. Edward and Carol A. Berendzen, the owners of the fee interest of record in the land proposed to be annexed. A public hearing was held concerning this matter on May 21, 2007. Notice of this hearing was published more than seven days prior to the hearing in two newspapers of general circulation qualified to publish legal matters. At the public hearing all interested persons, corporations and political subdivisions were permitted to present evidence regarding the proposed annexation.

SECTION 2. The Council determines that the annexation is reasonable and necessary to the proper development of the City and that the City has the ability to furnish normal municipal services to the area to be annexed within a reasonable time.

SECTION 3. The Council determines that no written objection to the proposed annexation has been filed within fourteen days after the public hearing.

SECTION 4. The City Council hereby extends the city limits by annexing the land described in Section 1-11.184 of the Code of Ordinances of the City of Columbia, Missouri, which is hereby added to Chapter 1 of the City Code and which reads as follows:

Section 1-11.184. June, 2007 Extension of Corporate Limits.

The corporate limits of the City of Columbia shall include the following land:

Five (5) tracts of land in the northwest quarter of Section 1, Township 47 North, Range 13 West in Boone County, Missouri being parts of the survey recorded in Book 312 at page 607 of the Boone County Records, said tracts being individually described as follows:

TRACT A

Tract seven (7) of said survey in Book 312 at page 607 and the part of Tract Eight (8) of said survey as described in the warranty deed in Book 1923 at page 298.

TRACT B

Tracts One (1) and Two (2) of said survey in Book 312 at page 607.

TRACT D

Tract Four (4) of said survey in Book 312 at page 607.

TRACT E

The east part of Tract Ten (10) of said survey in Book 312 at page 607, as described in the warranty deed in Book 2115 at page 806.

TRACT F

A tract of land in the east parts of Tracts Eight (8) and Nine (9) of said survey in Book 312 at page 607 as described in the warranty deed in Book 1046 at page 126.

SECTION 5. The City Clerk is hereby authorized and directed to cause three certified copies of this ordinance to be filed with the Clerk of Boone County, Missouri. The City Clerk is further authorized and directed to forward to the Missouri Department of Revenue, by registered or certified mail, a certified copy of this ordinance and a map of the City clearly showing the area annexed to the City.

SECTION 6. The property described in Section 4 is in the Fifth Ward.

SECTION 7. The Zoning District Map established and adopted by Section 29-4 of the Code of Ordinances of the City of Columbia, Missouri, is hereby amended so that the following described property:

TRACT B

Tracts One (1) and Two (2) of said survey in Book 312 at page 607.

TRACT D

Tract Four (4) of said survey in Book 312 at page 607.

TRACT E

The east part of Tract Ten (10) of said survey in Book 312 at page 607 as described in the warranty deed in Book 2115 at page 806.

will be zoned and become a part of District R-1 (One-Family Dwelling District).

SECTION 8. The Zoning District Map established and adopted by Section 29-4 of the Code of Ordinances of the City of Columbia, Missouri, is hereby amended so that the following described property:

TRACT A

Tract seven (7) of said survey in Book 312 at page 607 and the part of Tract Eight (8) of said survey as described in the warranty deed in Book 1923 at page 298.

will be zoned and become a part of District R-2 (Two-Family Dwelling District).

SECTION 9. The Zoning District Map established and adopted by Section 29-4 of the Code of Ordinances of the City of Columbia, Missouri, is hereby amended so that the following described property:

TRACT F


A tract of land in the east parts of Tracts Eight (8) and Nine (9) of said survey in Book 312 at page 607 as described in the warranty deed in Book 1046 at page 126.

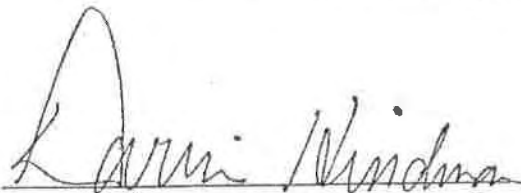
will be zoned and become a part of District PUD-5 (Planned Unit Development) with a development density of not more than 5 dwelling units per acre. Hereafter the property may be used for multi-family dwelling units. The statement of intent submitted by applicant, marked "Exhibit A" is attached to and made a part of this ordinance.

SECTION 10. This ordinance shall be in full force and effect from and after its passage.


PASSED this 4th day of June, 2007.

ATTEST:


City Clerk


Mayor and Presiding Officer

APPROVED AS TO FORM:


City Counselor

REGISTERED PROFESSIONAL
ENGINEERS:

Bill R. Crockett
Timothy D. Crockett
Christopher M. Sander
Nathan T. Eckhoff

**CROCKETT
ENGINEERING
CONSULTANTS, LLC**

2608 N. Stadium Blvd.
Columbia, Missouri 65202
Phone: 573-447-0292
Fax: 573-447-3981
Email: crockett@crockettengineering.com

Exhibit A

PROFESSIONAL LAND
SURVEYORS:

Bill R. Crockett
Christopher M. Sander

April 27, 2007

Timothy Teddy
Planning and Development Department
City of Columbia
P.O. Box N
Columbia, MO 65205

Dear Mr. Teddy:

Below please find the items listed in Section 29-10 (e) (2) of the zoning regulations relating to the statement of intent for the PUD-5 rezoning request for parcel number 20-307-01-00-0013.00.01. This tract is currently owned by Edward and Carol Berendzen.

- (a) The proposed uses for this site include multi-family dwelling units.
- (b) The type of unit proposed for this site is a single 4-unit building with no accessory buildings.
- (c) The maximum number of dwelling units for this tract is four with a maximum density of five units per acre.
- (d) The maximum building height is 30 feet.
- (e) The total number of parking spaces proposed is eight, giving two parking spaces per dwelling unit.
- (f) The minimum percentage of the site to remain in open space is sixty-five percent. Fifteen percent is natural vegetation while fifty percent is landscaped area.
- (g) No amenities are proposed on this site.
- (h) This tract currently contains a single 4-unit building. It is the intent of the owner to maintain this structure on the site. No further development is intended for this site. The purpose of the rezoning is so that the tract can be annexed into the City of Columbia and connect to the public sanitary sewer system. The rezoning would allow the site to be in compliance with current zoning regulations.

Please review and should you have questions, please feel free to contact me.

Sincerely,

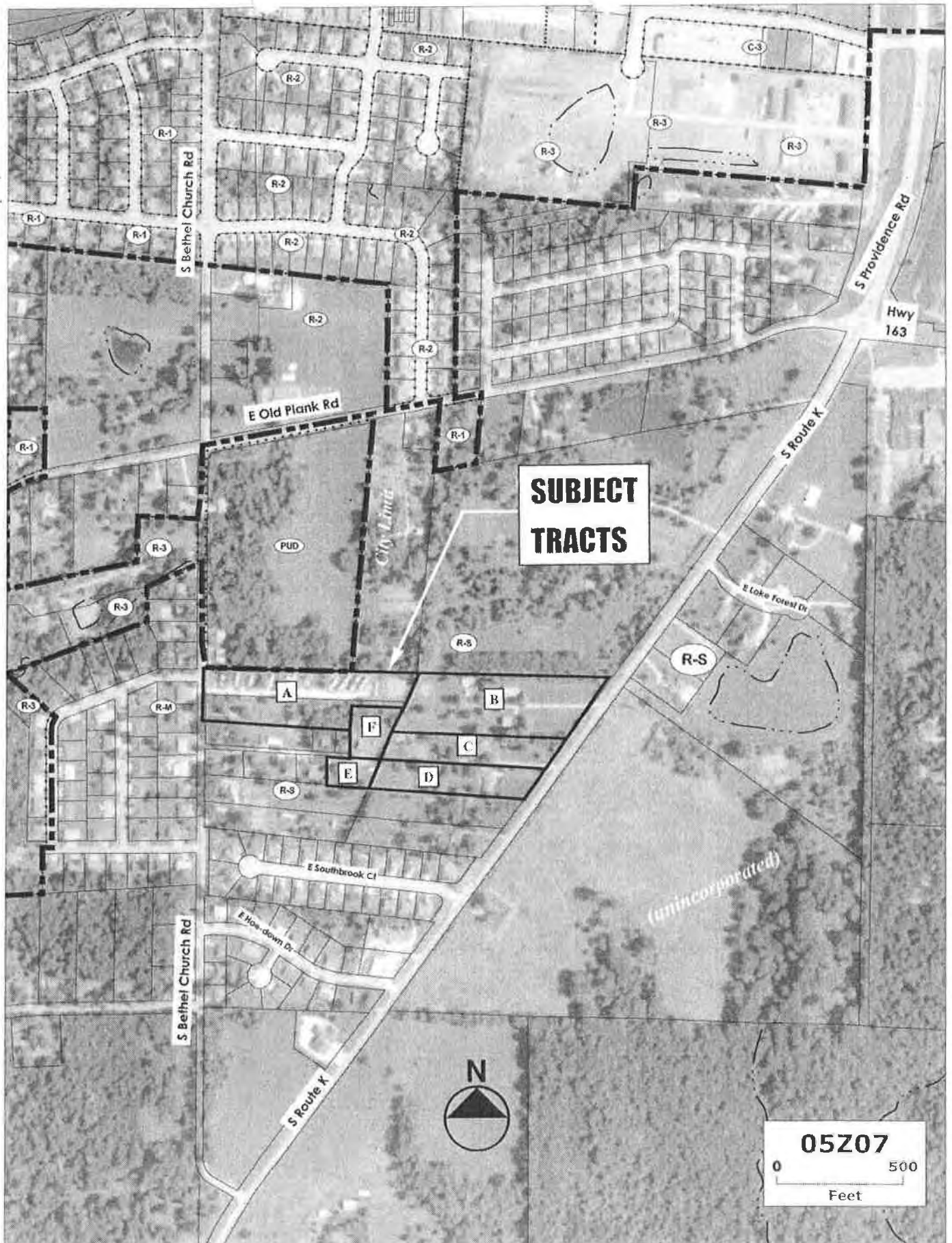
Crockett Engineering Consultants, LLC


Tim Crockett, PE

RECEIVED

APR 27 2007

PLANNING DEPT.



EXCERPTS

PLANNING AND ZONING COMMISSION MEETING

MARCH 24, 2016

Case Number 16-82

A request by West Creek Properties, LLC (owner) for approval of a 19-lot preliminary plat to be known as "Stevens Ridge Subdivision." The 4.1-acre subject site is located west of the intersection of Route K and William Smith Place, and is addressed as 5541-5561 S. Route K.

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 preliminary plat of Stevens Ridge Subdivision.

MR. REICHLIN: Are there any questions of staff? Seeing no one, we'll move this forward. Is there anybody in the audience who would care to help us with our —

MR. GEBHARDT: We are here, but we don't need to speak.

MR. REICHLIN: But you don't have anything to say. Okay. Well, duly noted. Are there any comments of Commissioners on this matter? Ms. Russell?

MS. RUSSELL: It seems pretty straightforward. So in the Case of 16-182, I move that we approve the proposed preliminary plat of Stevens Ridge Subdivision.

MR. REICHLIN: It's 16-182 or 82?

MS. RUSSELL: 16-82.

MR. REICHLIN: Okay.

MS. BURNS: Second.

MS. LOE: Voting for 16-82.

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

MS. LOE: Unanimous approval. Recommendation for approval will be forwarded to City Council.

MR. REICHLIN: Very good.