

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 185-12

AN ORDINANCE

approving the Final Plat of Copperstone Plat 2C, a Replat of Lot 206 of Copperstone Plat 2, a major subdivision; accepting the dedication of rights-of-way and easements; 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 Copperstone Plat 2C, a Replat of Lot 206 of Copperstone Plat 2, dated July 19, 2012, a major subdivision located on the east side of Scott Boulevard and south of Vawter School Road, containing approximately 20,190 square feet 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. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2012.

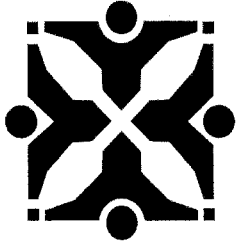
ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor



Source: Community Development - Planning 

Agenda Item No:

To: City Council
From: City Manager and Staff 

Council Meeting Date: Aug 6, 2012

Re: Copperstone Plat 2C - Replat (Case #12-127)

EXECUTIVE SUMMARY:

A request by JQB Construction, Inc., to replat one R-1 (One-Family Dwelling District) zoned lot within Copperstone Subdivision. The proposed replat, to be known as "Copperstone Plat 2C", includes 0.46 acre of land located on the east side of Scott Boulevard, approximately 1/4 mile south of Vawter School Road. (Case #12-127)

DISCUSSION:

The proposal is to reduce the front setback on the subject lot from 61 feet at its south side and 51 feet at its north side, to 40 feet. The proposed setback adjustment would allow structures to be built approximately 21 feet and 10 feet forward of what existing setbacks allow on the adjoining lots to the south and north, respectively. The neighboring lot to the north has been developed with a single-family home, which is setback 50 feet from the Silver Valley Drive right-of-way line. No change is requested to the boundary of the subject lot.

The plat conforms to all applicable City zoning and subdivision regulations. Locator maps and a copy of the replat are attached.

FISCAL IMPACT:

None

VISION IMPACT:

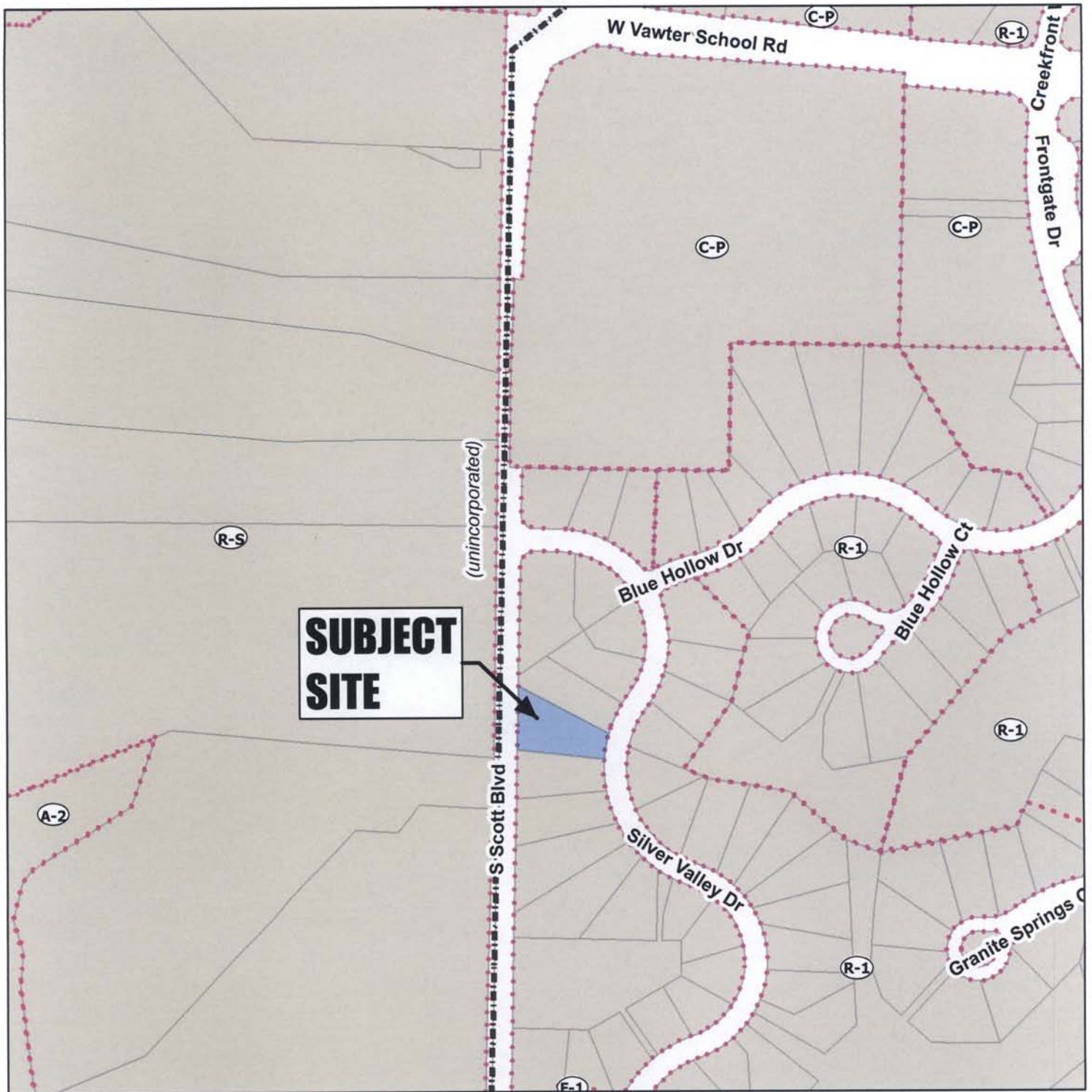
<http://www.gocolumbiainfo.com/Council/Meetings/visionimpact.php>

None

SUGGESTED COUNCIL ACTIONS:

If Council believes that the requested front yard setback reduction is appropriate, then they should approve the proposed replat.

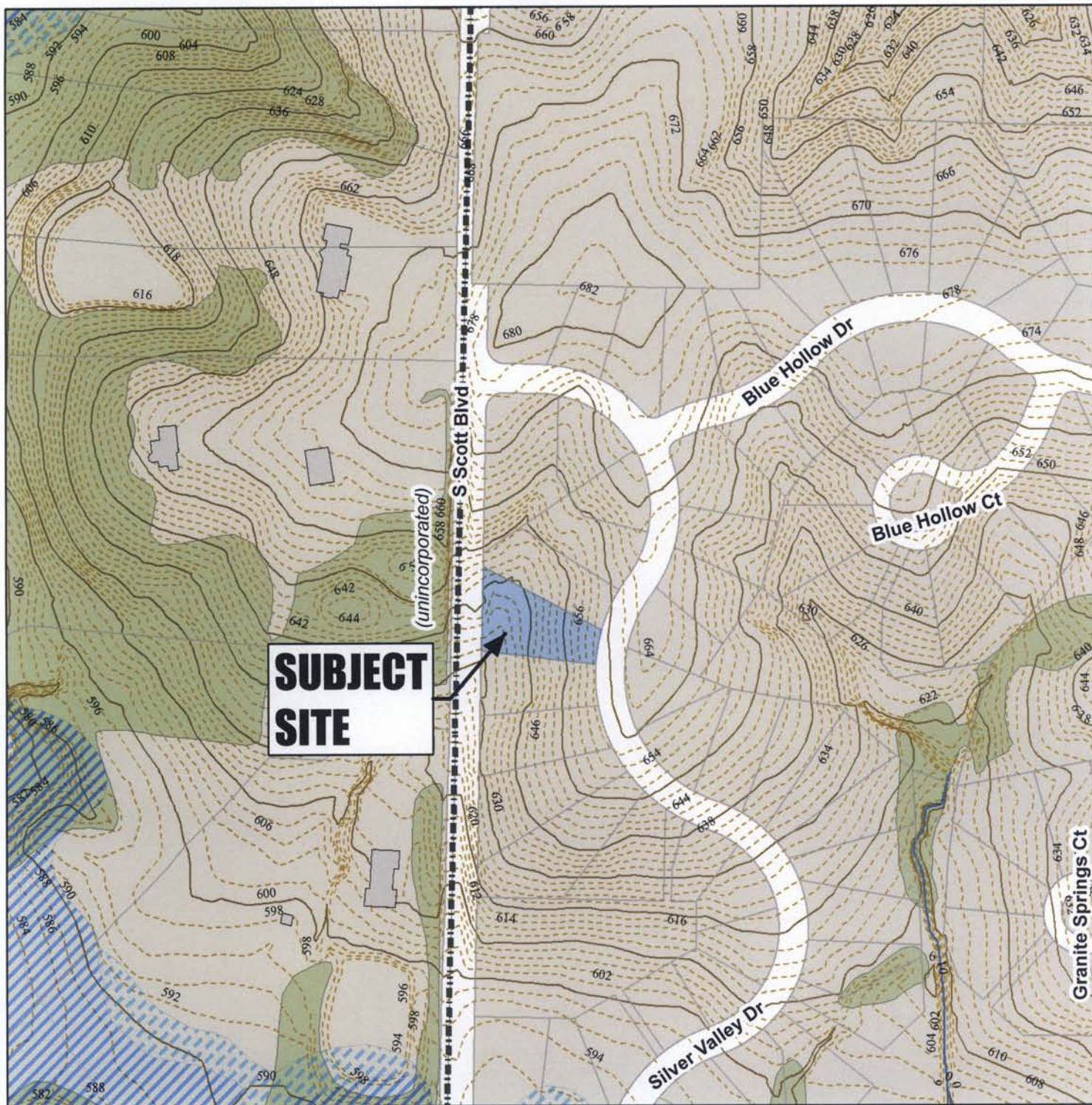
FISCAL and VISION NOTES:					
City Fiscal Impact Enter all that apply		Program Impact		Mandates	
City's current net FY cost	\$0.00	New Program/ Agency?	No	Federal or State mandated?	No
Amount of funds already appropriated	\$0.00	Duplicates/Expands an existing program?	No	Vision Implementation impact	
Amount of budget amendment needed	\$0.00	Fiscal Impact on any local political subdivision?	No	Enter all that apply: Refer to Web site	
Estimated 2 year net costs:		Resources Required		Vision Impact?	No
One Time	\$0.00	Requires add'l FTE Personnel?	No	Primary Vision, Strategy and/or Goal Item #	N/A
Operating/ Ongoing	\$0.00	Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	N/A
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	N/A



Case 12-127 Copperstone Plat 2C Replat

0 162.5 325 650
Feet



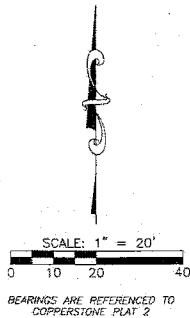


Case 12-127 Copperstone Plat 2C Replat



0 125 250 500
Feet





LEGEND

- IRON PIPE CAP #2001006115
- E EXISTING
- S SET
- PM PERMANENT MONUMENT
- (R) RADIAL LINE
- REC. RECORD
- X DH, DRILL HOLE WITH CHISELED "X"
- ⊕ CENTERLINE
- 10,000 SQUARE FEET
- 0.50 AC. ACRES
- - - - - EXISTING FENCE
- EXISTING STONE
- IP ○ IRON PIPE
- RB ○ REBAR
- C100 CURVE NUMBER

STREAM BUFFER STATEMENT

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 STATEMENT

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FIRM MAP NO. 29019C02700 DATED MARCH 17, 2011

NOTES

1. THIS IS AN URBAN CLASS SURVEY.
2. FRONT BUILDING LINE SETBACKS VARY AND ARE LOCATED AS DIMENSIONED ON THIS PLAT. THE MINIMUM FRONT SETBACK IS 25 FEET.
3. ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
4. ALL IRONS ARE TO BE SET AFTER CONSTRUCTION UNLESS OTHERWISE NOTED.
5. THE INDIVIDUAL LOT OWNER IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO THE PAVED DRIVEWAY CAUSED BY DEVELOPMENT OF THE LOT. THESE REPAIRS MUST BE COMPLETED PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED.
6. SQUARE FOOTAGES ARE CALCULATED VALUES AND ARE NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.
7. DRIVEWAY ACCESS ONTO SCOTT BOULEVARD IS PROHIBITED.

APPROVED BY THE COLUMBIA CITY COUNCIL
THIS ____ DAY OF _____, 2012.

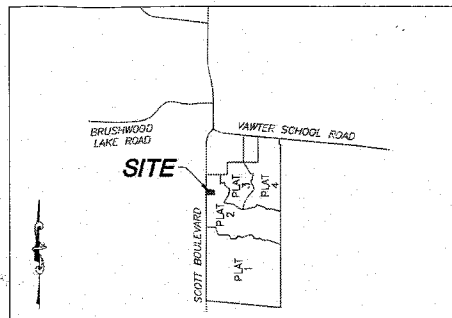
ROBERT McDAVID, MAYOR

SURELA AMIN, CITY CLERK

FINAL MAJOR PLAT COPPERSTONE PLAT 2C

REPLAT OF LOT 206 OF COPPERSTONE PLAT 2 AS RECORDED IN PLAT BOOK 40, PAGE 116

JULY 19, 2012



LOCATION MAP
NOT TO SCALE

KNOW ALL MEN BY THESE PRESENTS

JOB CONSTRUCTION INC. BEING SOLE OWNERS OF THE BELOW DESCRIBED TRACT, HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

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

JONATHAN G. BELLMER, PRESIDENT OF JOB CONSTRUCTION, INC.
STATE OF MISSOURI
COUNTY OF BOONE

ON THIS ____ DAY OF _____, IN THE YEAR 2012, BEFORE ME, SPENCER HASKAMP, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN FINAL PLAT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

SPENCER HASKAMP

NOTARY PUBLIC
MY COMMISSION EXPIRES JULY 11, 2015.

CERTIFICATION

SURVEY FOR JOB CONSTRUCTION INC.

A TRACT OF LAND, BEING ALL OF LOT 206 OF COPPERSTONE PLAT 2 AS RECORDED IN PLAT BOOK 40, PAGE 116, OF THE BOONE COUNTY RECORDS AND LOCATED IN THE WEST HALF OF SECTION 33, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI AND CONTAINING 20,190 SQUARE FEET.

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

SURVEY AND PLAT BY A CIVIL GROUP.

CORPORATE NUMBER 2001006115

CHRISTOPHER M. SANDER P.L.S. 2003013178
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS ____ DAY
OF _____, 2012.

SPENCER HASKAMP

NOTARY PUBLIC MY
COMMISSION EXPIRES
JULY 11, 2015.



A CIVIL GROUP
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