

# **allstate consultants llc**

**Engineering • Planning • Surveying • Investigative • Geotechnical**

December 17, 2012

Mr. Tim Teddy, Director  
City of Columbia Community Development Department  
701 East Broadway  
Columbia, MO 65201

Re: Case #12-163-Annexation of part of the Dale-Jeanne Powell Trust Property  
5000 E. Richland Road

Dear Mr. Teddy;

On behalf of our clients, the Dale-Jeanne Powell Trust and Alan Lynch, we have revised the description of the boundary for annexing part of the Powell property on Richland Road and are providing copies for your review and distribution. The request has not changed from our original submittal on October 1, 2012. Mr. and Mrs. Lynch would like to purchase the existing home site and develop it into a small group home complex where older adult residents of the City of Columbia could live and be cared for. Their plan is to remodel the existing home to where up to six individuals could reside. They would also like to be able to build five 2 or 3 unit detached buildings around the 5 acre tract.

The property is currently located in Boone County and is zoned R-S, a residential zoning. It is contiguous with the city limits along the north boundary. The request is to have the property zoned PUD with 4 units per acre upon annexation. There is an existing city sanitary sewer line through the property and Public Water District No. 9 has a 12 water line along the north side of Richland Road. No new street extensions are being proposed at this time.

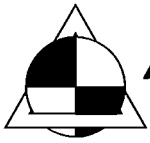
Please see that you and your staff review the information provided and let us know if you need any additional information.

Thank you for your consideration in this matter. If you have any questions, please feel free to contact me or Brian Harrington at 875-8799.

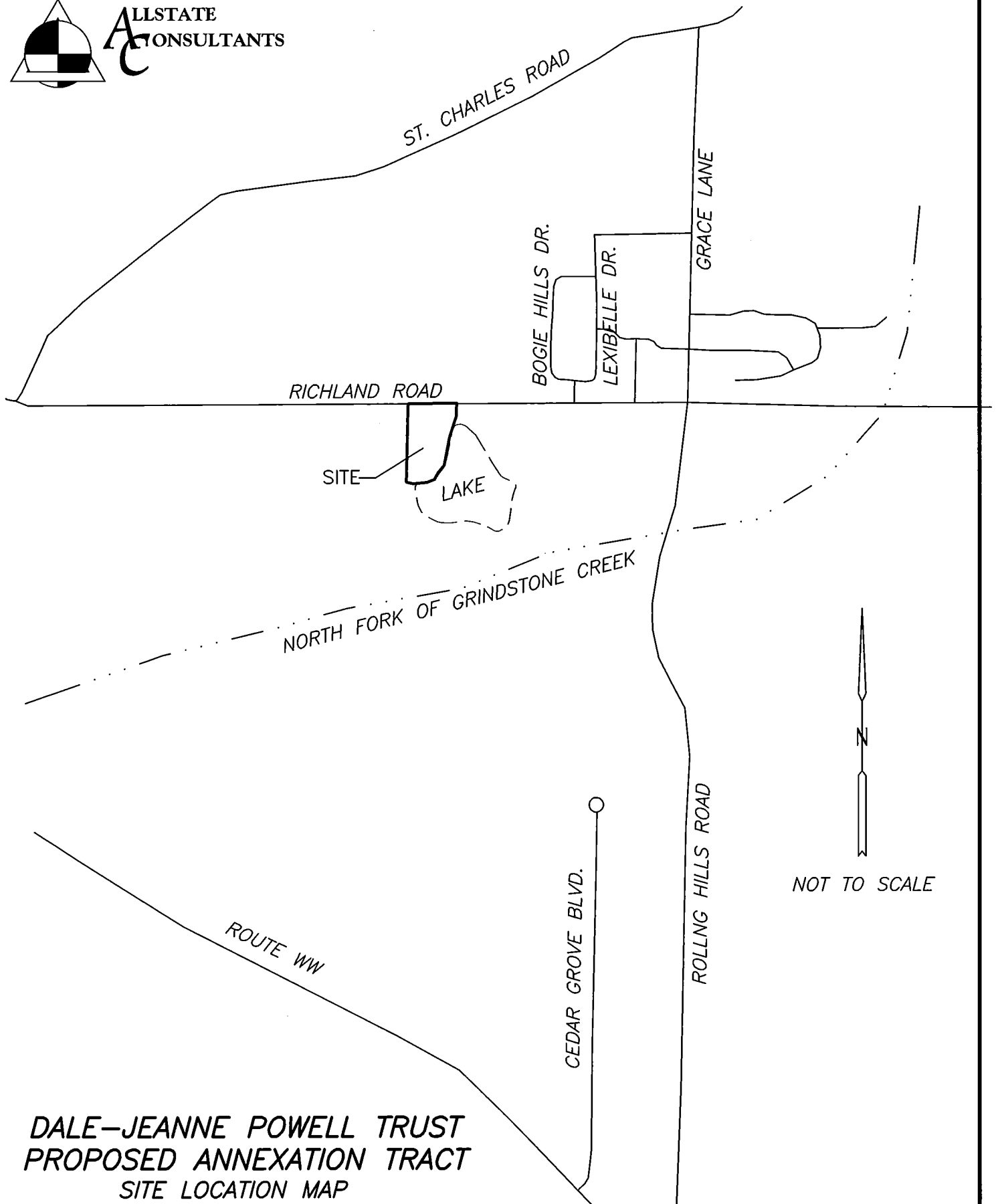
Sincerely,  
Allstate Consultants LLC

James R. Jeffries, PLS

PREPARED BY:



ALLSTATE  
CONSULTANTS



DALE-JEANNE POWELL TRUST  
PROPOSED ANNEXATION TRACT  
SITE LOCATION MAP

DESCRIPTION FOR ANNEXATION

DALE – JEANNE POWELL TRUST TRACT ON RICHLAND ROAD  
JOB 12164.01

SEPTEMBER 7, 2012

REVISED: DECEMBER 12, 2012

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 48 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI, BEING THE NORTH PART OF TRACT 1 OF THE SURVEY RECORDED IN BOOK 1207, PAGE 660 AND BEING PART OF PARCEL A OF THE WARRANTY DEED RECORDED IN BOOK 2371, PAGE 70 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

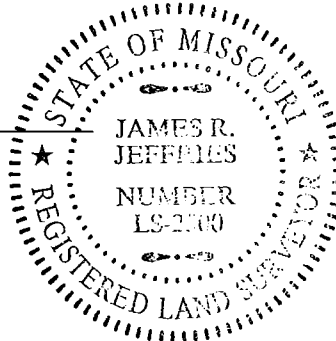
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15-48-12; THENCE WITH THE NORTH SECTION LINE, N89°17'30"E, 671.73 FEET TO THE NORTHWEST CORNER OF SAID TRACT 1 AND THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, CONTINUING N89°17'30"E, 400.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT 1; THENCE LEAVING SAID SECTION LINE AND WITH THE EAST LINE OF TRACT 1, S1°29'00"W, 104.00 FEET; THENCE LEAVING SAID EAST LINE, S18°31'30"W, 181.85 FEET; THENCE S10°49'00"W, 240.00 FEET; THENCE S40°18'00"W, 80.00 FEET; THENCE S27°15'00"W, 58.00 FEET; THENCE S68°10'00"W, 70.00 FEET; THENCE S84°43'00"W, 110.00 FEET; THENCE N76°10'00"W, 60.00 FEET TO THE WEST LINE OF SAID TRACT 1; THENCE WITH SAID WEST LINE, N1°29'00"E, 641.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.00 ACRES.

ALLSTATE CONSULTANTS LLC

James R. Jeffries  
JAMES R. JEFFRIES, PLS-2500

DEC. 12, 2012  
DATE



PETITION REQUESTING ANNEXATION TO THE CITY OF COLUMBIA

John Dutemple, Trustee of the Dale-Jeanne Powell Trust hereby petitions the City Council of the City of Columbia to annex the land described below into the corporate limits of Columbia and, in support of this petition, states the following:

1. John Dutemple, Trustee of the Dale-Jeanne Powell Trust is the owner of all fee interests of record in the real estate in Boone County, Missouri, described as follows:

Legal Description (See Attached)

2. This real estate is not now a part of any incorporated municipality.
3. This real estate is contiguous and compact to the existing corporate limits of the City of Columbia, Missouri.
4. John Dutemple, Trustee of the Dale-Jeanne Powell Trust requests that this real estate be annexed to, and be included within the corporate limits of the City of Columbia, Missouri, pursuant to Section 71.012, RSMo 1994.
5. Petitioner requests that the property be zoned PUD-4 at the time of annexation. If the requested zoning is not granted by the proposed ordinance annexing the property, petitioner reserves the right to withdraw this petition requesting annexation.

Dated this 21<sup>st</sup> day of September, 20012

STATE OF MISSOURI)

COUNTY OF BOONE )

) ss.  
)

VERIFICATION

The undersigned, John Dutemple, being of lawful age and after being duly sworn states and verifies that they have reviewed the foregoing Petition for Voluntary Annexation, and that they are duly authorized to execute the foregoing instrument and acknowledge the requests, matters and facts set forth therein are true and correct to the best of their information and belief.

John Dutemple, Trustee  
John Dutemple, Trustee of the  
Dale-Jeanne Powell Trust

Subscribed and sworn to before me this 21<sup>st</sup> day of September, 20012.

David Rompf  
Notary Public

My commission expires: 7/27/2014

DAVID ROMPF  
Notary Public-Notary Seal  
State of Missouri, Saint Louis City  
Commission # 10999486  
My Commission Expires Jul 27, 2014



**City of Columbia  
Planning Department**

701 E. Broadway, Columbia, MO  
(573) 874-7239 [planning@gocolumbiamo.com](mailto:planning@gocolumbiamo.com)

**Statement of Intent Worksheet**

For office use

Case #:	Submission Date:	Planner Assigned:
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**Please provide the following information, which shall serve as the statement of intent for the proposed planned district zoning:**

1. The uses proposed. See Attached
2. The maximum gross square feet of building floor area proposed. If PUD zoning is requested, indicate type(s) of dwelling units & accessory buildings, and maximum number of dwelling units & development density. 20,000 sf max. building floor area. Existing home will be remodeled for group home use with a maximum of 6 units. Five 2 and 3 unit detached buildings may be built. PUD-4 is being proposed for a maximum of 19 units. Existing shed will be used for storage of property maintenance items.
3. The maximum building height proposed.  
30 feet maximum.
4. The minimum percentage of the site to be maintained in open space, shown by the percent in landscaping and the percent left in existing vegetation.  
30% minimum open space with 15% landscaping and 15% left in existing vegetation.

**The following items only apply to PUD zoning requests:**

5. The total number of parking spaces proposed and the parking ratio per dwelling unit.  
20 parking spaces total with one parking space per unit will be provided.
6. Any amenities proposed, such as swimming pools, golf courses, tennis courts, hiking trails or club houses.  
None proposed
7. A general description of the plan including minimum lot sizes, if applicable, minimum building setbacks from perimeter and interior streets, other property lines and minimum setbacks between buildings. Existing home will remain and five additional cottage style buildings may be built around the existing home with views of the existing lake. A 25' perimeter setback line will be provided and there will be a minimum of 12' between proposed buildings.

**Note: At the discretion of the applicant, the statement of intent may include other aspects of the proposed development.**

  
**Signature of Applicant or Agent**  
Alan Lynch

10-23-2012  
**Date**

**PUD**

A hobby may be pursued as an accessory use by the occupant of the premises purely for personal enjoyment, amusement or recreation, provided that the articles produced or constructed are not sold in the ordinary course of business either on or off the premises, and provided such use will not be obnoxious or offensive by reason of vibration, noise, odor, dust, smoke, gas, or otherwise.

Adult day care home.

Agriculture, nurseries and truck gardens, each of which shall be limited to the propagation and cultivation of plants, provided no retail or wholesale business shall be conducted upon the premises, and no obnoxious fertilizer is stored upon the premises, and no obnoxious soil or fertilizer renovation is conducted thereon.

Apartment houses.

Bed and breakfast establishment, subject to the following criteria: (see PUD District regulations)

Boarding houses or lodging houses.

Churches, mosques and synagogues.

Continuing care retirement community (CCRC) (see R-3 District for restrictions)

Dwellings, One-Family.

Dwellings, Two-Family.

Family day care homes, day care centers, pre-school centers, nursery school, child play care centers, child education centers, child experiment stations or child development institutions under the following regulations: (see Zoning Regulations for restrictions)

Family day care homes, day care centers, pre-school centers, nursery school, child play care centers, child education centers, child experiment stations or child development institutions.

Fraternity or sorority houses and dormitories.

Garage sales, under the following restrictions: (see Zoning Regulations for restrictions)

Golf courses and golf clubhouse appurtenant thereto, (except miniature golf courses, driving ranges, and other activities operated as a business).

Group Homes for Foster Care.

Group Homes for mentally or physically handicapped, under the following restrictions: see Zoning Regulations for restrictions)

Home occupations which are compatible with the residential character of the neighborhood will be permitted, however, in order to promote peace, quiet and freedom from excessive noise, excessive traffic, nuisance, fire hazard, and other possible effects of commercial uses being conducted in residential areas, all home occupations must meet the following restrictions: (see Zoning Regulations for restrictions)

Private golf courses and country clubs. Facilities permitted under this use would be permitted to provide those types of services generally associated with such clubs to their members, including those otherwise permitted only in commercial districts.

Private lakes.

Private outdoor swim and tennis clubs.

Private stables.

Public administrative buildings.

Public libraries.

Public museums.

Public parks and playgrounds, including public recreation or service buildings within such parks.

Public police and fire stations.

Public schools, elementary and secondary, private schools with curriculum equivalent to that of a public elementary or high school, and institutions of higher learning including gymnasiums, stadiums, and dormitories if located on campus. (see Zoning Regulations for additional requirements)

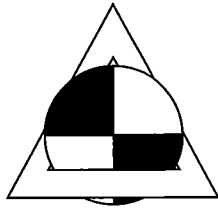
Publicly owned and operated community buildings.

Temporary real estate sales office, located on property being sold and limited to a period of sale, but not exceeding two (2) years without special permit from the Board.

Temporary shelter, subject to the following: (see PUD District regulations)

# OWNERS WITH 185' OF PARCEL 17-502-15-00-003.00

PARCEL	OWNER	MAILING ADDRESS	COLUMBIA	MO	65203
1720400000140001	LEWIS GARY L & BRENDA G	4812 SANTANA CIRCLE	PASADENA	CA	91107
1750200000050001	ACORN 6B SMITH LAKE REAL	465 N HALSTEAD ST STE 130	PASADENA	CA	91107
1750215000040001	ACORN 6B SMITH LAKE REAL	465 N HALSTEAD ST STE 130	PASADENA	CA	91107
1750215000040101	ACORN 6B SMITH LAKE REAL	465 N HALSTEAD ST STE 130	PASADENA	CA	91107
1750215000030001	POWELL DALE-JEANNE TRUST	2931 RUSSELL BLVD	SAINT LOUIS	MO	63104
1750215020020001	POWELL DALE-JEANNE TRUST	2931 RUSSELL BLVD	SAINT LOUIS	MO	63104
1750200000040001	TORI-BEN FARMS LLC	4700 W TIMBER RIDGE DR	COLUMBIA	MO	65203
1750215020010001	HINSHAW PAUL A & MICHELLE L	1116 WILKES BLVD	COLUMBIA	MO	65201



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December 17, 2012

Mr. Tim Teddy, Director  
City of Columbia Department of Community Development  
701 East Broadway  
Columbia, MO 65201

Re: Case # 12-164-Lake George Plat 2

Dear Mr. Teddy;

Enclosed for your distribution and review are 12 revised copies of the final plat of Lake George Plat 2. The southeast boundary of the tract along the lake has been revised, otherwise the plat has not changed from our original submittal on October 1, 2012.

A Concept Review for the tract was held on August 14, 2012, this is in conjunction with the proposed annexation of the property into the City Limits of Columbia. The subdivision of 5.00 acres is of one (1) lot on the south side of Richland Road located about 1600 feet west of Grace Lane. Half width right-of-way for Richland Road is being provided. A 20-foot utility easement is proposed along Richland Road and an existing sanitary sewer and easement goes across the property.

Thank you for your consideration in this matter. If you have any questions, or need additional information, please feel free to contact me at (573) 875-8799.

Sincerely,  
Allstate Consultants LLC

James R. Jeffries, PLS

Enc.