

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
MARCH 21, 2013**

**SUMMARY**

A request by Stephens College (property owner) and the Hagan Scholarship Foundation (contract purchaser) for a two-lot, final minor plat to be known as "Academy Subdivision"; a right-of-way variance; and a sewer easement vacation. The 8.22-acre subject site is located north and south of Broadway at the Dorsey and Ripley intersections. (Case #13-26)

**DISCUSSION**

The applicants request a final plat, right-of-way variance, and sewer easement vacation for two sites that are currently part of the Stephens College campus, and are under contract to be sold to the Hagan Scholarship Foundation ("HSF"). Requests for rezoning to O-1 (office) and a master plan update for Stephens College were recommended for approval by the Commission at its March 7 meeting.

Platting the two lots confirms their status as legal, conforming lots. Previously, the subject site was part of multiple recorded surveys. The plat was reviewed by pertinent City staff and other agencies, and complies with the Subdivision Regulations, with the exception of the right-of-way for which a variance is being requested.

Meetings were held between the applicants and staff in regard to right-of-way dedication and improvements that could occur along Broadway and the other streets bordering the properties. The applicants and Public Works director have arrived at a mutually acceptable solution to the amount of right-of-way and/or street easements being dedicated per the submitted subdivision plat.

A right-of-way variance is sought for the Broadway corridor, which runs between the two lots. The Public Works director has approved a 42.5-foot half-width, which is being met by both lots one and two. The reduced width was approved, in part, because alternative methods exist to assist and control, where necessary, traffic flow through the area. Because such agreement has been reached, staff recommends the variance.

A sewer easement vacation is also sought as part of this case. The easement encompasses an area north of Stephens Auditorium on the east side of lot two. The Public Works Department supports the easement vacation, as the easement is no longer necessary for public sewer purposes, if the plat is recommended for approval.

### **STAFF RECOMMENDATION**

Staff recommends approval of the final plat, ROW variance (as advised by the Public Works Director), and sewer easement vacation requests.

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### **VARIANCE(S) REQUESTED**

<b>Section of Subdivision Regulations</b>	<b>Description</b>
25-43	Right-of-way along Broadway

### **SITE CHARACTERISTICS**

<b>Area (acres)</b>	8.22
<b>Topography</b>	Varied
<b>Vegetation</b>	Open green spaces with scattered tree cover, buildings, parking lots
<b>Watershed</b>	Flat Branch, Hinkson

### **UTILITIES & SERVICES**

<b>Sanitary Sewer</b>	All City of Columbia Services
<b>Water</b>	
<b>Electric</b>	
<b>Fire Protection</b>	

### **ACCESS**

<b>Broadway</b>	Center of site
<b>Major Roadway Plan classification</b>	Major arterial
<b>Capital Improvement Program projects</b>	Description: Multiple street and sidewalk projects Cost: N/A
<b>Right-of-way needed</b>	42.5-foot half-width provided by plat

<b>Walnut St.</b>	North of site
<b>Major Roadway Plan classification</b>	Neighborhood collector
<b>Capital Improvement Program projects</b>	Description: None Cost: N/A
<b>Right-of-way needed</b>	5-foot ROW included on plat for 25-foot half-width; Public Works notes possible left-turn lane at William St. in future

<b>Ripley St.</b>	West of lot 1
<b>Major Roadway Plan classification</b>	Local
<b>Capital Improvement Program projects</b>	Description: None Cost: N/A
<b>Right-of-way needed</b>	20' half-width in place

<b>Dorsey St.</b>	West of lot 2
<b>Major Roadway Plan classification</b>	Local
<b>Capital Improvement Program projects</b>	Description: None Cost: N/A
<b>Right-of-way needed</b>	5-foot ROW included on plat for 25-foot half-width

<b>William St.</b>	East of site
<b>Major Roadway Plan classification</b>	Neighborhood collector
<b>Capital Improvement Program projects</b>	Description: Multiple street and sidewalk projects Cost: N/A Timeline:
<b>Right-of-way needed</b>	11-foot street easement included on plat for 30-foot half-width

<b>Pedestrian Access Needs</b>	
<b>Sidewalks</b>	Installed in parts; needed in others
<b>CATSO Bicycle/Pedestrian Network Plan</b>	Broadway is a backbone/priority trail; Walnut is an urban trail/pedway

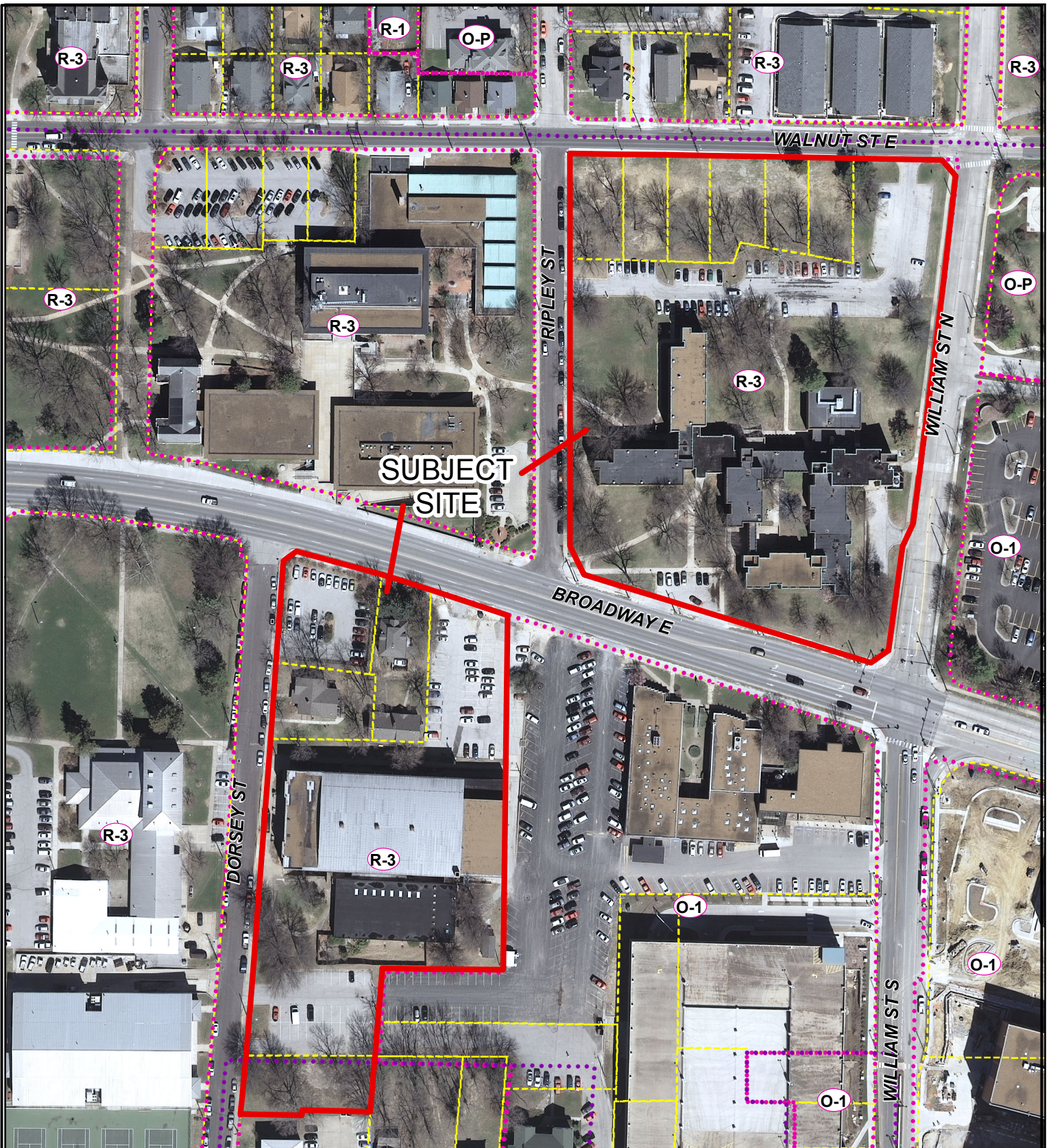
## **PARKS & RECREATION**

<b>Neighborhood Parks Plan</b>	Lions-Stephens Park adjacent to north
<b>Trails Plan</b>	None

Report prepared by ML

Approved by PRJ

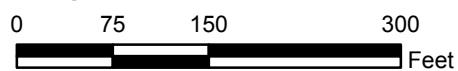




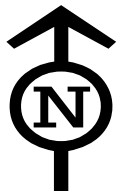
**Case 13-26: ROW Variance  
and Sewer Easement Vacation  
Academy Subdivision Final Plat**



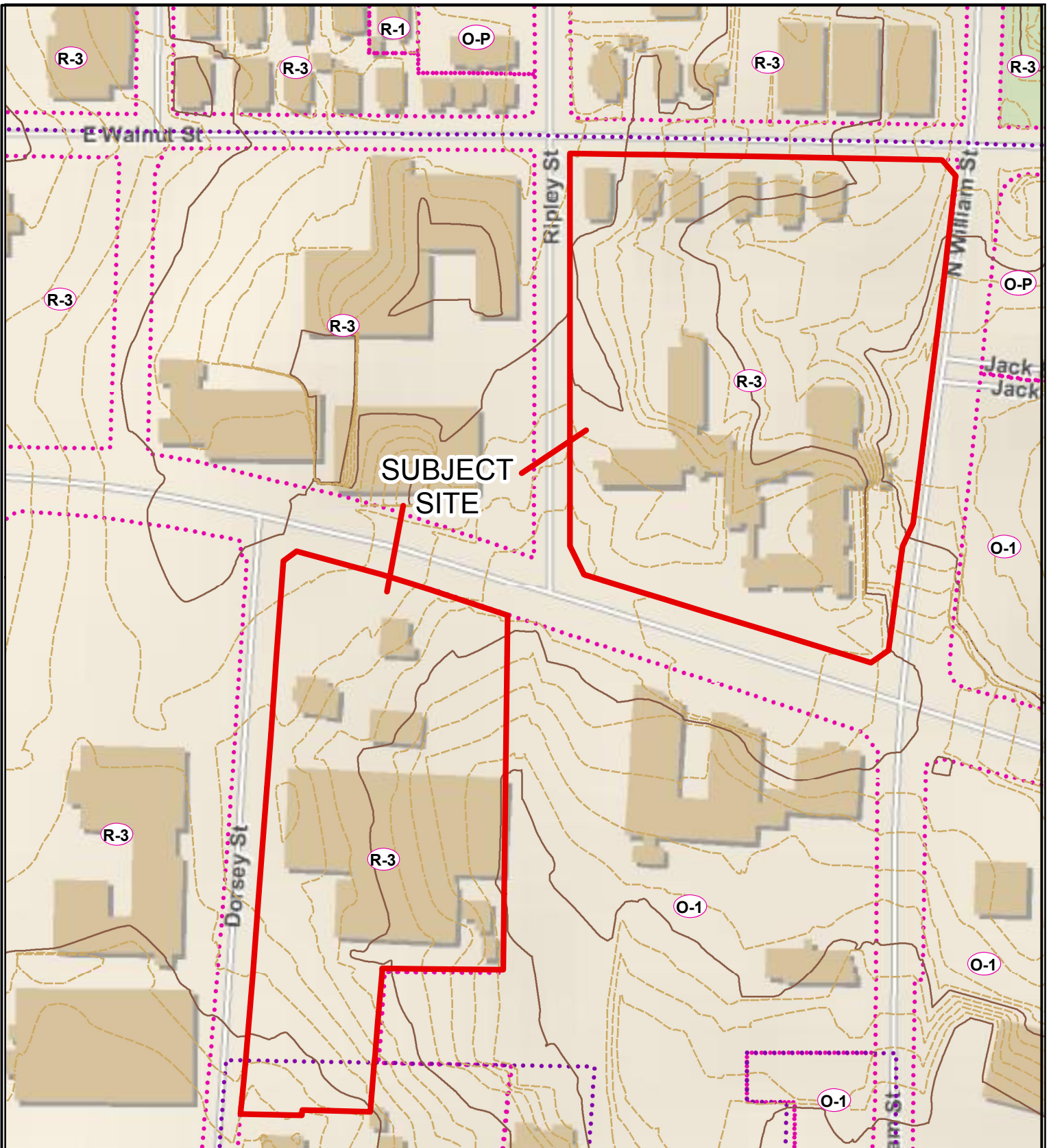
2011 Orthophoto  
Source: Boone County Assessor



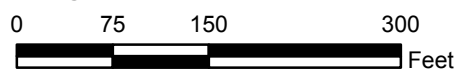
1 inch = 150 feet





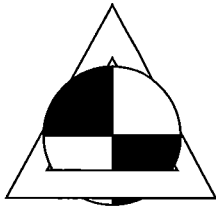


**Case 13-26: ROW Variance  
and Sewer Easement Vacation  
Academy Subdivision Final Plat**



1 inch = 150 feet





# **allstate consultants llc**

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

February 5, 2013

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

Re: Academy Subdivision

Dear Mr. Teddy;

Enclosed for your distribution and review are 12 copies of the final plat of Academy Subdivision. This is in response to the Concept Review that was held on January 15, 2013. The subdivision is of two (2) lots with Lot 1 being bounded by East Broadway on the south, Ripley Street on the west, Walnut Street on the north and William Street on the east. Lot 2 is located on the south side of East Broadway and the east side of Dorsey Street. The subdivision is a replat of several lots that were created by subdivision plats in 1872, 1887 and 1910. This replat is being submitted for your distribution and review and needs to be presented to the Planning and Zoning Commission and the City Council at the same time as the Campus Master Plan and the rezoning request that has been submitted by Stephens College, its Endowment Foundation and the Hagan Scholarship Foundation for the same property.

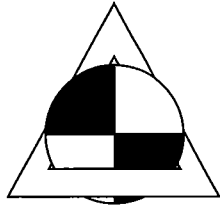
Additional right-of-way for East Broadway, Walnut Street and Dorsey Street is being provided. Additional right-of-way is being dedicated, by way of 30-foot truncations at the corners of streets where they are practical. At the southeast corner of East Broadway and Dorsey Street the proposed right-of-way goes along the existing curb of the parking lot. At the northeast corner of East Broadway and Ripley Street the dedication of a 30-foot radius would cross into the existing street easement so we propose the right-of-way as shown. All utility and street improvements are existing, therefore a Performance Contract is not needed or being provided with the final plat.

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.



# **allstate consultants LLC**

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

February 5, 2013

Mr. Tim Teddy, Director  
Department of Community Development  
City of Columbia  
701 East Broadway  
Columbia, MO 65205

Re: Variance to the Subdivision Regulations for Academy Subdivision  
Stephens College, Owner

Dear Mr. Teddy:

On behalf of Stephens College, Property Owner and the Hagan Scholarship Foundation, Contract Purchaser of the property described by the proposed Academy Subdivision along East Broadway, we are hereby requesting that the City of Columbia grant a variance to Sec. 25-43 of the Subdivision Regulations, regarding street right-of-way widths.

East Broadway is classified as a major arterial with a minimum right-of-way width of 106 feet. The current width of East Broadway right-of-way is 79 feet (42.5 feet half width north side and 36.5 feet half width south side) at its widest point and 73 feet (36.5-foot half width) at its narrowest point. The existing pavement for East Broadway varies from 51 feet wide to 57 feet wide in the area of the left turn lane for east bound traffic turning onto William Street. Our final plat proposes to dedicate additional right-of-way to match the existing 42.5-foot half width. This would provide enough width that a center turn lane could be added by reconstructing the street to the minimum width of 60 feet.

Walnut is classified as a major collector with a minimum right-of-way width of 66 feet. The current width of Walnut Street right-of-way is 40 feet (20 feet half width each side). The existing pavement is 24 feet wide. Right-of-way to the west of Ripley Street is 40 feet wide as well with buildings restricting the potential future widening of Walnut Street. Our final plat proposes to dedicate right-of-way for a 25-foot half width. This would provide enough width on the south side of Walnut Street across proposed Lot 1 to allow the pavement to be reconstructed to the minimum 32 feet.

William Street is classified as a major collector with a minimum right-of-way width of 66 feet. The current width of William Street right-of-way is 60 feet (27.5 feet west side and 32.5 feet east side). The existing pavement is 38 feet wide. Our final plat proposes no additional dedication because William Street is already improved with no plans for future expansion.

Ripley Street is classified as a local residential with a minimum right-of-way width of 50 feet. The current width of Ripley Street right-of-way is 40 feet (20 feet half width each side). The existing pavement is 28 feet wide. Our final plat proposes no additional dedication for Ripley Street.

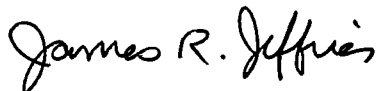
The Property Owner and Contract Purchaser request this variance to dedicating the required right-of-way widths for the following reasons:

The surrounding area of this part of town is largely fully developed with improved streets and buildings that are close to the existing rights-of-way so there is no way the street corridors can be expanded to the required widths. To require the rights-of-way be dedicated to the required widths for streets that can never practicably be used is to impose a hardship and difficulty which are unnecessary and unjust. The minimum street right-of-way widths seem to be applicable to new developments that have room for all the required improvements and not appropriate for this particular corridor of existing streets.

Please review this information and if you have any questions or need additional information, please contact us at (573) 875-8799.

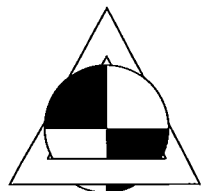
Thank you for your consideration in this matter.

Sincerely,  
Allstate Consultants LLC

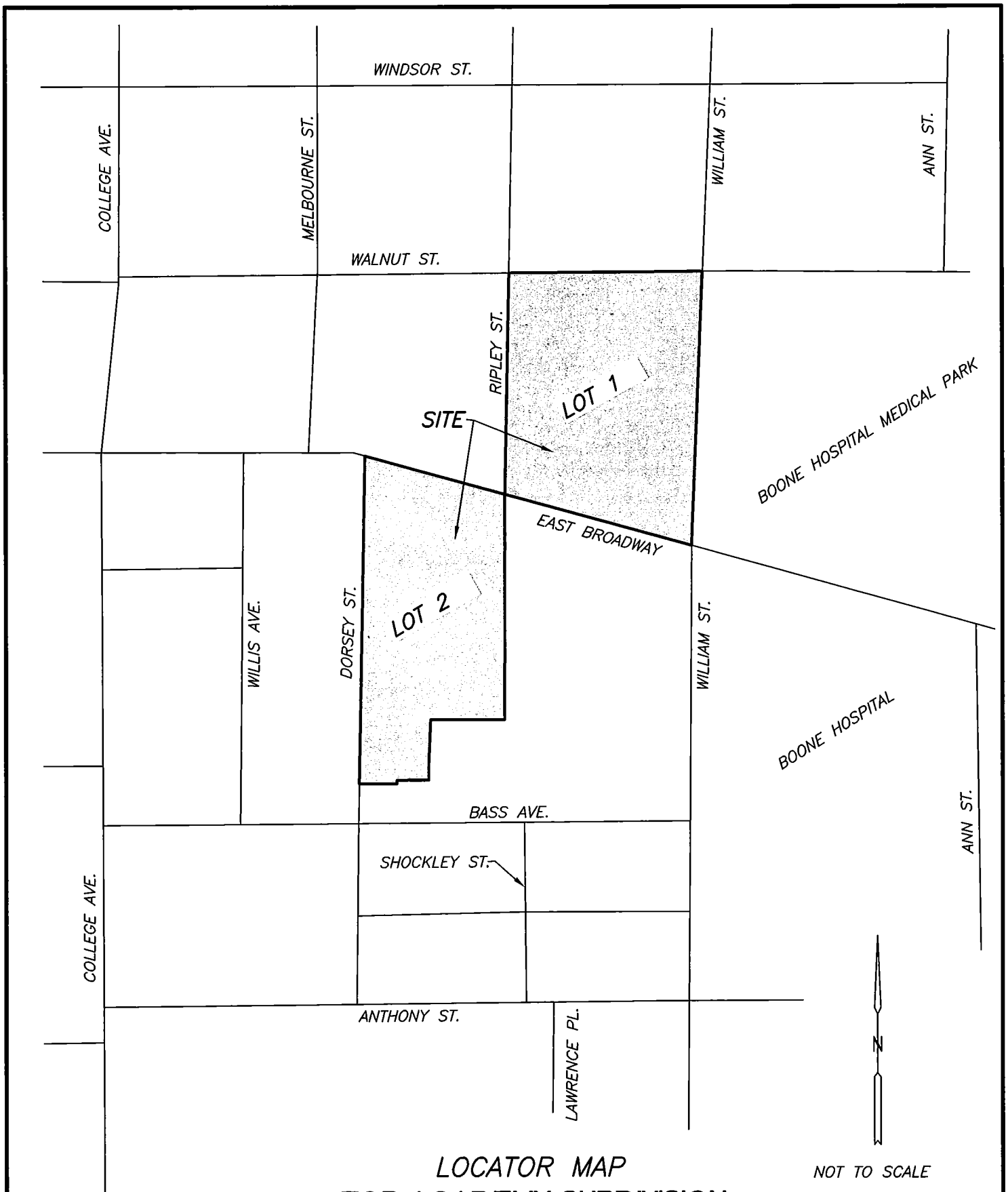


James R. Jeffries, PLS

Enc.







**LOCATOR MAP**  
**FOR ACADEMY SUBDIVISION**  
**VARIANCES TO RIGHT-OF-WAY WIDTHS**  
**STEPHENS COLLEGE, OWNER**

PREPARED BY



**ALLSTATE**  
**CONSULTANTS**

12252.01

PROPERTY DESCRIPTION OF PROPOSED LOT 1, ACADEMY SUBDIVISION  
FOR VARIANCE TO RIGHT-OF-WAY WIDTHS (SUBDIVISION REGULATION 25-43)  
STEPHENS COLLEGE, OWNER  
JOB #12252.01

FEBUARY 1, 2013

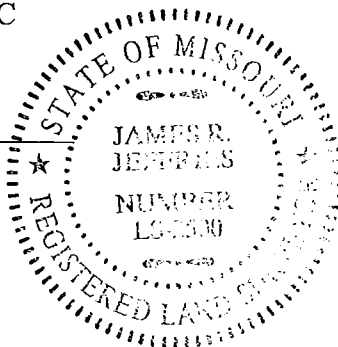
PART OF LOTS 29 AND 30 OF STEPHENS SECOND ADDITION, RECORDED IN BOOK 37,  
PAGE 499 OF THE BOONE COUNTY, MISSOURI RECORDS, BEING THE TRACT  
DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 2579, PAGE 113 AND  
SHOWN BY THE SURVEY RECORDED IN BOOK 373, PAGE 167 AND BEING MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SURVEY RECORDED IN BOOK 373,  
PAGE 167; THENCE WITH THE NORTH LINE OF SAID SURVEY ALONG THE SOUTH SIDE  
OF WALNUT STREET, S88°50'05"E, 412.59 FEET TO THE NORTHWEST CORNER OF THE  
TRACT DESCRIBED BY THE STREET EASEMENT RECORDED IN BOOK 3618, PAGE 102;  
THENCE LEAVING SAID NORTH LINE AND WITH THE SOUTHWEST LINE OF SAID  
STREET EASEMENT TRACT, S40°55'05"E, 24.13 FEET TO THE WEST LINE OF THE TRACT  
DESCRIBED BY THE STREET EASEMENT RECORDED IN BOOK 509, PAGE 304; THENCE  
WITH SAID WEST LINE, S6°59'55"W, 538.15 FEET TO THE NORTHEAST CORNER OF THE  
TRACT DESCRIBED BY THE STREET EASEMENT RECORDED IN BOOK 537, PAGE 680;  
THENCE WITH THE LINES OF SAID EASEMENT RECORDED IN BOOK 537, PAGE 680,  
S53°10'00"W, 25.08 FEET; THENCE N73°02'45"W, 103.00 FEET; THENCE N76°12'05"W, 100.18  
FEET; THENCE N72°46'05"W, 145.00 FEET; THENCE N19°12'45"W, 30.86 FEET TO THE WEST  
LINE OF SAID SURVEY RECORDED IN BOOK 373, PAGE 167; THENCE LEAVING SAID  
STREET EASEMENT AND WITH SAID WEST LINE, N0°13'50"E, 449.76 FEET TO THE POINT  
OF BEGINNING AND CONTAINING 4.81 ACRES.

ALLSTATE CONSULTANTS LLC

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

FEB. 1, 2013  
DATE



PROPERTY DESCRIPTION OF PROPOSED LOT 2, ACADEMY SUBDIVISION  
FOR VARIANCE TO RIGHT-OF-WAY WIDTHS (SUBDIVISION REGULATION 25-43)  
STEPHENS COLLEGE, OWNER  
JOB #12252.01

FEBUARY 1, 2013

LOT 6 AND PART OF LOT 5, BLOCK 3, SHIELD'S EASTERN ADDITION,  
LOT 7 AND PART OF LOTS 5, 6 AND 8, BLOCK 2, SHIELD'S EASTERN ADDITION,  
RECORDED IN BOOK 45, PAGE 212, BEING THE TRACTS DESCRIBED BY THE WARRANTY  
DEEDS RECORDED IN BOOK 219, PAGE 343, BOOK 221, PAGE 217, BOOK 234, PAGE 426,  
BOOK 248, PAGE 565, BOOK 325, PAGE 534, BOOK 351, PAGE 574, BOOK 359, PAGE 499,  
BOOK 385, PAGE 723, BOOK 385, PAGE 897 AND THE TRUSTEE'S DEED RECORDED IN  
BOOK 4080, PAGE 115 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

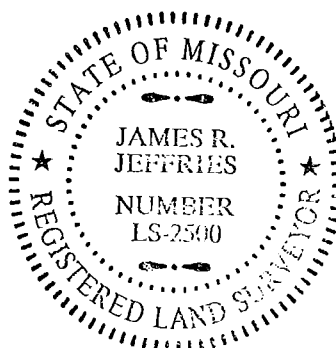
COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 2, SHIELD'S EASTERN  
ADDITION; THENCE WITH THE WEST LINE SAID SHIELD'S EASTERN ADDITION,  
N4°44'25"E, 120.00 FEET TO THE SOUTHWEST CORNER OF THE TRACT DESCRIBED BY  
THE WARRANTY DEED RECORDED IN BOOK 385, PAGE 723 AND THE POINT OF  
BEGINNING;

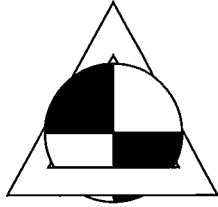
THENCE FROM THE POINT OF BEGINNING, CONTINUING N4°44'25"E, 627.28 FEET TO THE  
SOUTHWEST CORNER OF THE TRACT DESCRIBED BY THE STREET EASEMENT  
RECORDED IN BOOK 537, PAGE 686; THENCE LEAVING SAID WEST LINE, WITH THE  
SOUTH LINE OF SAID STREET EASEMENT RECORDED IN BOOK 537, PAGE 686 AND THE  
STREET EASEMENTS RECORDED IN BOOK 520, PAGE 888 AND BOOK 537, PAGE 684,  
N54°44'10"E, 16.62 FEET; THENCE S74°29'55"E, 115.92 FEET; THENCE S72°46'25"E, 162.10  
FEET TO THE WEST LINE OF THE TRACT DESCRIBED BY THE WARRANTY DEED  
RECORDED IN BOOK 219, PAGE 343 AND THE WEST LINE OF THE TRACT DESCRIBED BY  
THE SURVEY RECORDED IN BOOK 513, PAGE 58; THENCE LEAVING THE LINES OF SAID  
STREET EASEMENTS AND WITH THE WEST LINE OF SAID SURVEY, S3°47'25"W, 141.85  
FEET; THENCE S3°27'40"W, 161.80 FEET; THENCE N89°51'20"W, 9.00 FEET; THENCE  
S4°45'40"W, 87.20 FEET; THENCE N89°44'20"W, 134.30 FEET; THENCE S4°45'40"W, 100.00  
FEET; THENCE S89°44'20"E, 1.50 FEET TO THE NORTHWEST CORNER OF LOT 9A,  
SHIELD'S EASTERN ADDITION PLAT 1-A, RECORDED IN PLAT BOOK 46, PAGE 22;  
THENCE LEAVING THE LINES OF SAID SURVEY AND WITH THE WEST LINE OF SAID  
LOT 9A, S4°45'10"W, 62.80 FEET TO THE SOUTHEAST CORNER OF SAID TRACT  
DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 385, PAGE 723; THENCE  
LEAVING SAID WEST LINE AND WITH THE LINES OF SAID TRACT, N89°41'15"W, 74.94  
FEET; THENCE S4°44'25"W, 5.00 FEET; THENCE N89°41'15"W, 74.90 FEET TO THE POINT OF  
BEGINNING AND CONTAINING 3.41 ACRES.

ALLSTATE CONSULTANTS LLC

  
JAMES R. JEFFRIES, PLS-2500

FEB. 1, 2013





# **allstate consultants llc**

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

February 4, 2013

Mr. Tim Teddy, Director  
Department of Community Development  
City of Columbia  
701 East Broadway  
Columbia, MO 65205

Re: Vacating the Sewer Easement Recorded in Book 2551, Page 170  
Stephens College, Owner

Dear Mr. Teddy:

As you know we are working with Stephens College and the Hagan Scholarship Foundation regarding plans for the two tracts presently owned by the college. It is necessary at this time to request to have an existing sewer easement that is recorded in Book 2551, Page 170 vacated. The easement was created to serve a proposed final plat submitted by Klifton Altis in 2004 for a sewer extension. It is our understanding the construction of the sewer line never took place therefore the easement is above and beyond the City's needs.

We have provided the enclosed Locator Map showing the easement location, a copy of the easement to be vacated and a signed and sealed description of the easement that needs to be vacated. We are in the process of replatting the tracts so if this vacation request could run concurrent with the final plat it would be in the best interest of all parties.

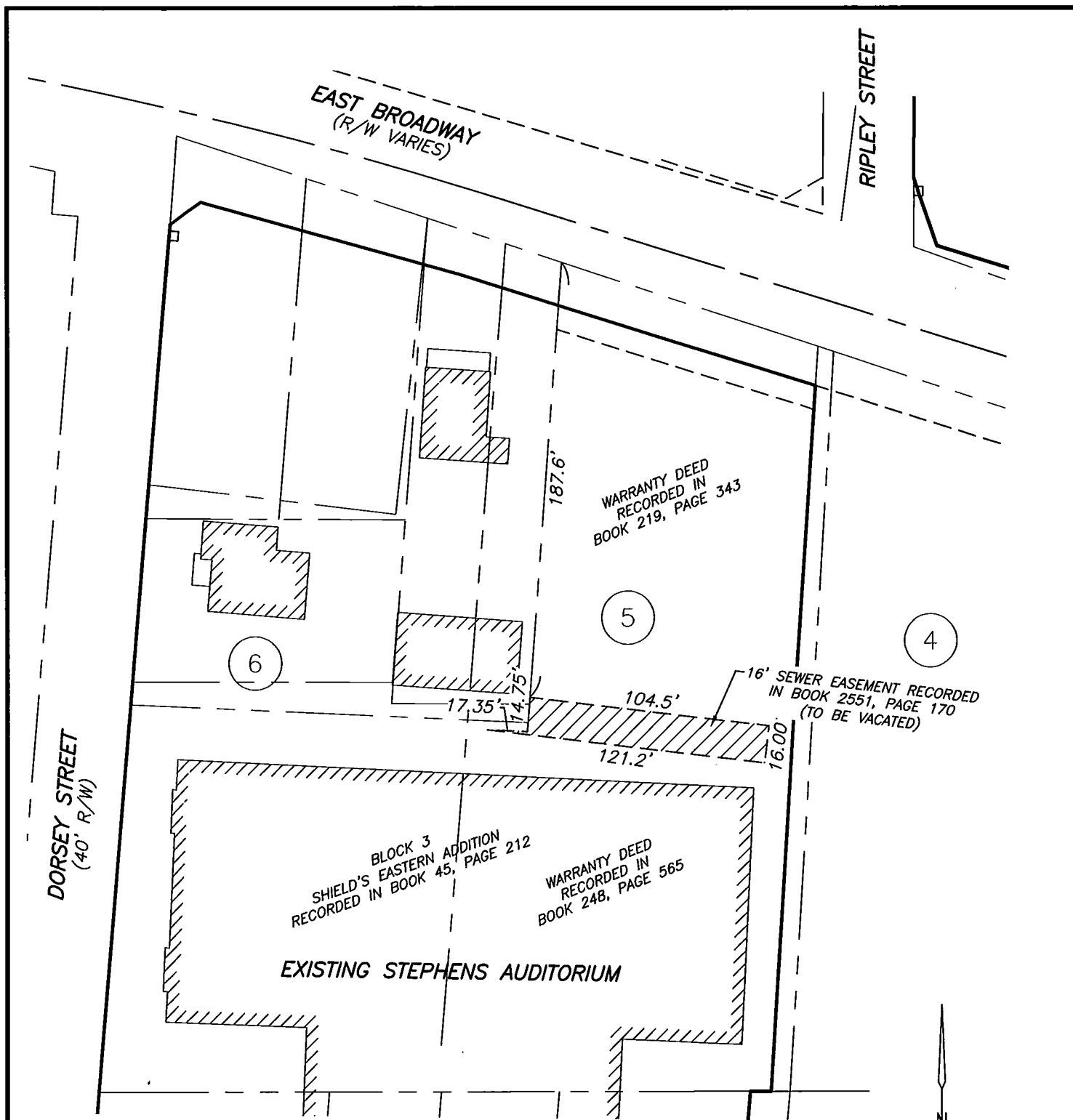
Please review this information and if you have any questions or need additional information, please contact us at the below number.

Sincerely,  
Allstate Consultants LLC

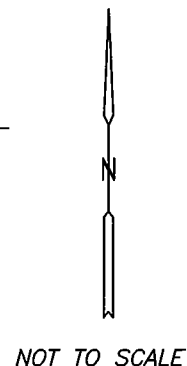
James R. Jeffries, PLS

Enc.





**LOCATOR MAP  
FOR SEWER EASEMENT TO BE VACATED  
STEPHENS COLLEGE, OWNER**



PREPARED BY



**ALLSTATE  
CONSULTANTS**

12252.01

DESCRIPTION FOR VACATING A SEWER EASEMENT  
STEPHENS COLLEGE, OWNER  
JOB #12252.01

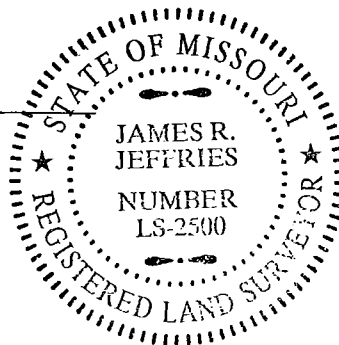
JANUARY 17, 2013

ALL OF THE GRANT OF EASEMENT FOR SEWER PURPOSES RECORDED IN BOOK 2551,  
PAGE 170, BEING ACROSS PART OF LOT 5, BLOCK 3, SHIELD'S EASTERN ADDITION,  
RECORDED IN BOOK 45, PAGE 212, ALL OF THE BOONE COUNTY, MISSOURI RECORDS.

ALLSTATE CONSULTANTS LLC

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

JAN. 17, 2013  
DATE





Recorded in Boone County, Missouri

Date and Time 07/20/2004 at 04:35:28 PM

Instrument #: 2004021400 Book 02551 Page 0170

Grantor STEPHENS COLLEGE

Grantee COLUMBIA MISSOURI CITY OF

Instrument Type ESMT

Recording Fee \$30.00

No of Pages 3

*Bettie Johnson*  
Bettie Johnson, Recorder of Deeds



**GRANT OF EASEMENT FOR SEWER PURPOSES**

Grantor: STEPHENS COLLEGE, a benevolent corporation of the State of Missouri

Grantee: CITY OF COLUMBIA, MISSOURI [Grantee's mailing address is: P.O. Box 6015, Street, Columbia, MO 65205] ("Grantee").

Legal

Description: See page 1

Date: July 13, 2004

COPY OF EASEMENT  
TO BE VACATED

BOONE COUNTY MO JUL 20 2004

GRANT OF EASEMENT FOR SEWER PURPOSES

THIS INDENTURE, made on the 13th day of July, 2004, by and between Stephens College, a berevcient corporation of the State of Misscuri, Grantor, and the City of Columbia, Missouri, Grantee, a municipal corporation, Grantee's mailing address Post Office Box 6015, Columbia, MO 65205;

WITNESSETH:

That Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, to us in hand paid by the City of Columbia, the receipt of which is hereby acknowledged, do hereby grant unto said City, its successors and assigns, the right, privilege and authority to construct, operate, replace, repair and maintain sewers and pipes, including the necessary manholes and other fixtures, under, across and upon the following described real estate, owned by us, situated in the County of Boone, State of Missouri, to wit:

A 16 foot wide sanitary sewer easement located in part of Lot 5 of Block Number 3 in Shield's Eastern Addition to the City of Columbia, being part of the tract described by the deeds in Book 219 Page 343 and Book 248 Page 565 all of the Boone County Records, said easement being more particularly described as follows:

Starting at the northeast corner of the tract described by the deed in Book 330 Page 245 of the Boone County Records also being the northwest corner of the tract described by said deed in Book 219 Page 343, thence with the east line of the tract described by said deed in Book 330 Page 245, also being the west line of the tract described by said deeding Book 219 Page 343 S4°17'00"W, 187.6 feet to the point of beginning.

Thence from the point of beginning S83°15'E, 104.5 feet; thence S06°45'W, 16.00 feet; thence N83°15'W, 121.2 feet, thence S87°25'E, 17.35 feet to a point on the west line of the tract described by said deed in Book 219 Page 343; thence with said west line N04°17'E, 14.75 feet to the point of beginning and containing 0.04 acres.

Said easement being the right to construct, operate, replace, repair and maintain sewers and pipes under or across said easement, and right of access thereto over the above-described tract of land across the Grantor's adjacent property.

The grant includes the right of the City of Columbia, Missouri, its officers, agents and employees, to enter upon said real estate at any time for the purpose of exercising any of the rights herein granted; also the right to trim, clear or remove, at any time from said easement any tree, brush, structure or obstruction of any kind or character whatsoever which, in the reasonable judgment of the City may endanger the safety of or interfere with the operation and maintenance of said City's facilities



BOONE COUNTY MO JUL 20 2004

The grantor covenants that, subject to liens and encumbrances of record at the date of this easement, it is the owner of the above-described land and has the right and authority to make and execute this Grant of Easement.

IN WITNESS WHEREOF, the said Stephens College has caused these present to be signed by its President and attested by its \_\_\_\_\_ the day and year first written above.

STEPHENS COLLEGE

By:

W.B. Libby  
Name & Title  
Wendy B Libby  
President

ATTEST.

                      
Name & Title

STATE OF Missouri  
COUNTY OF Boone

)  
) ss.  
)

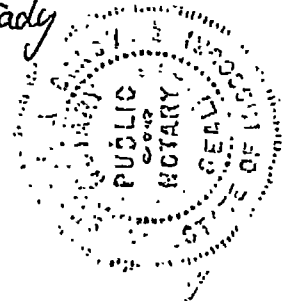
On this 13<sup>th</sup> day of July in the year 2004, before me, a Notary Public in and for said state, personally appeared, Wendy B Libby, who being by me duly sworn, acknowledged that they are the President of Stephens College, a benevolent corporation of the State of Missouri, and that said instrument was signed in behalf of said corporation and further acknowledged that they executed the same as a free act and deed for the purposes therein stated and that they have been granted the authority by said corporation to execute the same.

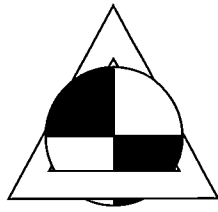
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal.

Sheryl A Brady  
Notary Public

My commission expires: 12/15/2004

SHERYL A BRADY  
NOTARY PUBLIC STATE OF MISSOURI  
BOONE COUNTY  
MY COMMISSION EXP. DEC. 15 2004





# **allstate consultants LLC**

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

February 4, 2013

Mr. Richard Stone, PE  
Columbia Public Works Department  
701 East Broadway  
Columbia, MO 65205

Re: Proposed Access Restrictions for Academy Subdivision

Mr. Stone,

This letter is written on behalf of our client, the Hagan Scholarship Foundation (HSF), and is specifically intended to address the access needs of our client as they relate to the proposed final plat of Academy Subdivision. We recognize that access management is critical for the safety of both the public traveling near our site and the student body, faculty, visitors, and other users of the proposed Academy. For that reason, we have proposed access restrictions on the Final Plat of Academy Subdivision.

We believe that the access to Dorsey Street, Ripley Street, Walnut Street, and William Street is very straightforward and, as such, have proposed access restrictions near the existing intersections. This approach is supported by the fact that all of these streets are relatively low volume streets with single lane traffic in each direction. Broadway, however, is a four lane Major Arterial roadway feeding the heart of Columbia and, as such, needs a more in-depth approach to access management.

The land contained within the proposed Academy Subdivision is currently owned and operated by Stephens College and has the following existing and proposed uses:

Proposed Lot 1 is occupied by Hillcrest Hall with a dormitory capacity of 177 students and has one small parking lot with two driveway accesses off of Broadway. HSF Academy proposes to utilize Lot 1 to provide total living facilities for approximately 60 students and 15 staff members. The only access to Broadway proposed for this lot is a single driveway access feeding a small (maximum of 20 spaces) parking lot that will be used for the staff, administration, and visitor parking.

Proposed Lot 2 is currently occupied by a 2400 seat Auditorium, three houses, and three parking lots. One parking lot with approximately 60 spaces currently has two driveway accesses off of Broadway. Lot 2 is proposed to provide for the expansion of the Academy located on Lot 1 or for professional office space. The driveway access to this tract from Broadway is proposed to be limited to one driveway.

We believe this to be a reasonable proposal for the following reasons:

- The total number of access points onto Broadway from Lots 1 and 2 will be reduced from four driveways to two driveways (one on the north side and one on the south side of Broadway).

- The proposed parking lot served by the driveway nearest to the William Street traffic signal (north side) will be restricted to a maximum of 20 parking spaces.
- Driveways from our site are proposed to be prohibited on Broadway within 180' of the centerline of William Street; 120' of the centerline of Ripley Street; and 120' of the centerline of Dorsey Street.
- The proposed Academy will not allow students to have vehicles. This will reduce the traffic demand of the driveways.
- Stephens College has restricted the allowed uses to Academy or Professional Office by way of a 99 year covenant.
- The existing Broadway traffic signals at William Street and College Avenue provide gaps in traffic that will be available for entering and exiting traffic from the parking lots.
- The proposed final plat will dedicate ½ width right of way sufficient to extend the existing eastbound left turn lane at Broadway and William Street through the property. This would allow the city, if needed in the future, to extend the turn lane and create a two way left turn lane that could be utilized for the proposed driveways as well as Ripley Street and Dorsey Street.

HSF is willing to dedicate the described Broadway right of way and restrict the driveway access as described with the understanding that the City recognizes that the intent of the proposal is to provide a reasonable solution that balances the access and safety needs of the proposed Academy with the safety and traffic flow needs of the City. Further, it is the desire of HSF that if future roadway improvements are required, they be considered in the following manner:

1. A left turn lane on Broadway is considered first to avoid any further restrictions of the driveways. HSF intends for these driveways to operate without restricting left turns.
2. If left turn restrictions are required in the future, HSF desires this to be accomplished with a landscaped median similar to the photos attached to this letter. The use of plastic flexible delineators would be an aesthetic detriment to the site.
3. If the site directly across Broadway from Proposed Lot 1 and directly east of proposed Lot 2 is redeveloped and requires roadway improvements on Broadway, HSF desires that the improvements do not negatively impact either the functional or aesthetic qualities of the Lot 1 & 2 driveway accesses.

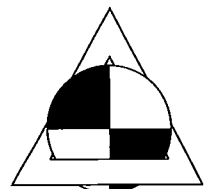
HSF has worked diligently to provide a right of way and access management plan that meets both the needs of the development and the needs of the city. We ask for your recommendation of approval for this plat. Please don't hesitate to contact me if you have any questions or comments regarding this proposal.

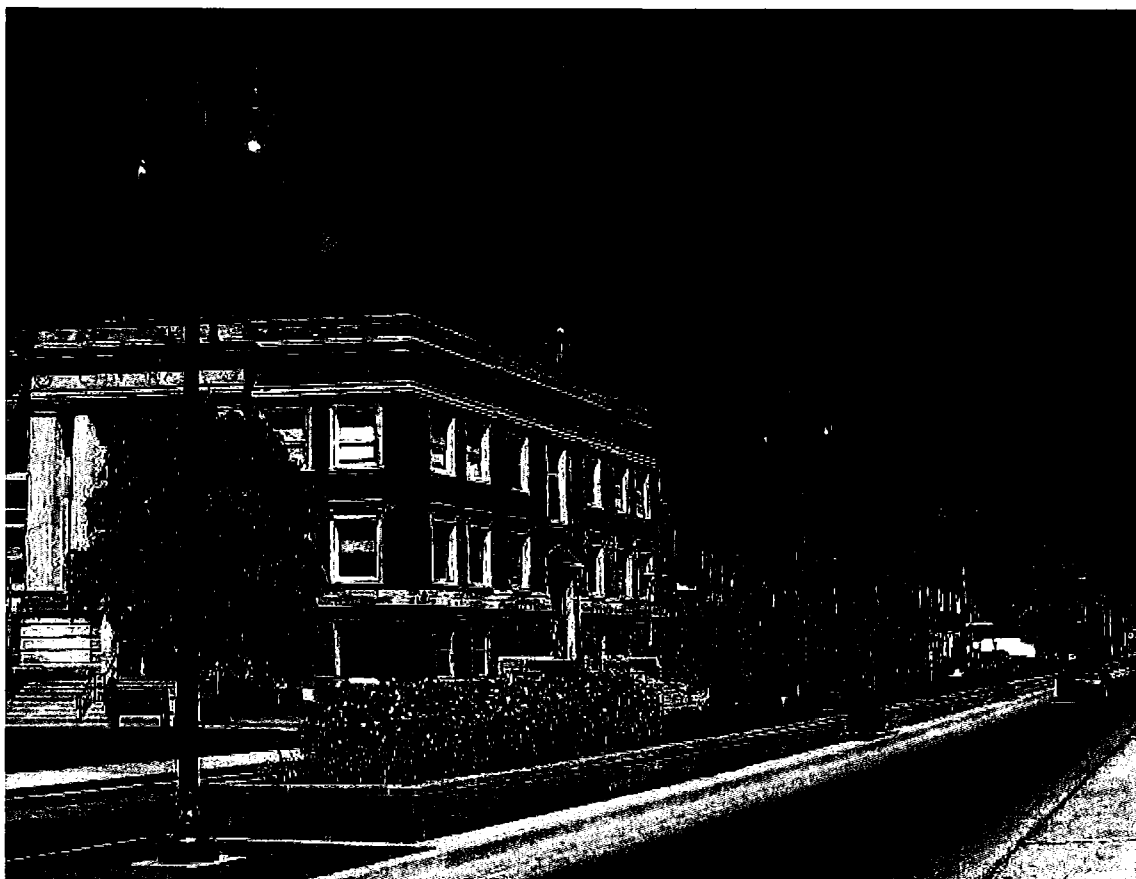
Sincerely,

Allstate Consultants LLC



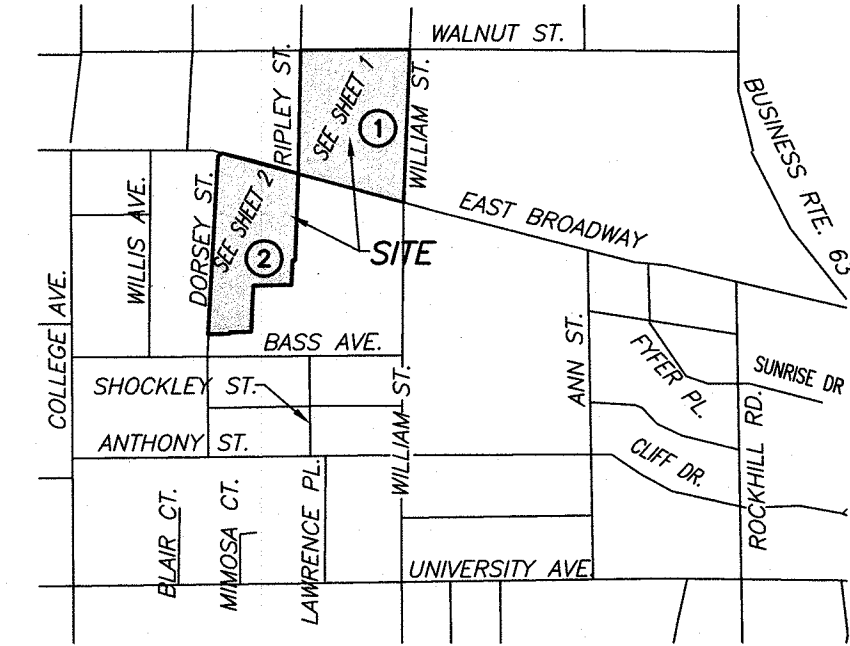
Brian Harrington, P.E., PTOE



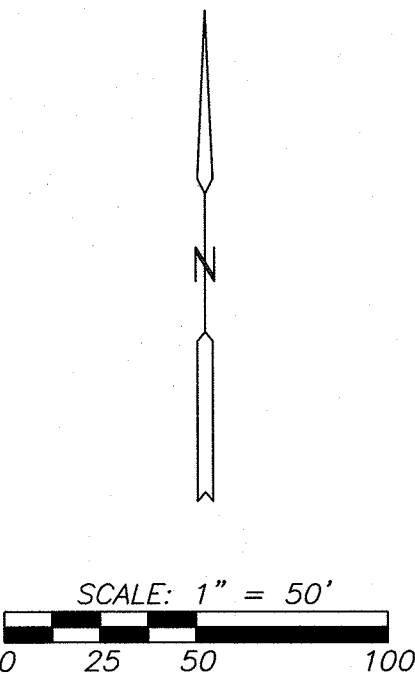


Landscaped Median Examples





LOCATION MAP  
(NOT TO SCALE)



BEARINGS ARE REFERENCED TO GRID  
NORTH FROM THE MISSOURI STATE PLANE  
COORDINATE SYSTEM (CENTRAL ZONE)  
FROM GPS OBSERVATIONS.

LEGEND

- IRON PIPE (UNLESS NOTED OTHERWISE)
- E EXISTING 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
- S SET 1/2" REBAR (UNLESS OTHERWISE NOTED)
- PERMANENT MONUMENT (5/8" REBAR W/ALUM. CAP)
- I.P. IRON PIPE
- X<sub>DH</sub> DRILL HOLE IN CONCRETE
- R/W RIGHT-OF-WAY
- (REC.) RECORD MEASUREMENT
- ⊕ CENTERLINE
- FENCE
- (A) CURVE DESIGNATION (SEE CURVE DATA TABLE)

NOTES

- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A).
- RECORD TITLE INFORMATION WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, FILE #1213630, DATED DECEMBER 7, 2012.
- LOT 1 CONTAINS LOTS WITHIN BASS PLACE, RECORDED IN PLAT BOOK 2, PAGE 23. FOR CLARITY THE LOT LINES WITHIN THE PLAT ARE NOT SHOWN. THE RIGHT-OF-WAY FOR IRENE AVENUE (SHOWN BY SAID BASS PLACE) HAS BEEN VACATED BY THE ORDINANCE RECORDED IN BOOK 383, PAGE 5.
- THERE ARE SIX (6) TRACTS (TRACTS 2-7) DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 2805, PAGE 185 THAT ARE ALL WITHIN THE TRACT DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 2579, PAGE 113 (LOT 1). FOR CLARITY THE LOT LINES FOR THE SMALLER TRACTS ARE NOT SHOWN.
- A REQUEST TO VACATE THE SEWER EASEMENT RECORDED IN BOOK 2551, PAGE 170 HAS BEEN SUBMITTED TO THE CITY OF COLUMBIA. THE REQUEST WILL BE ACTED UPON UNDER A SEPARATE ORDINANCE.

CURVE DATA TABLE			
CURVE	RADIUS	LENGTH	CHORD
A	30.00'	50.18'	S40°55'00"E 44.53'
B	30.00'	52.34'	S56°58'40"W 45.95'
C	30.00'	47.61'	N45°41'55"E 42.77'
D	1869.52'	112.24'	S74°32'35"E 112.22'

STREAM BUFFER STATEMENT

THIS PLAT IS NOT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER REQUIREMENTS OF ARTICLE X ACCORDING TO CHAPTER 12A-232 OF THE CITY OF COLUMBIA'S CODE OF ORDINANCES.

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS SHOWN BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 29019C0280D, DATED MARCH 17, 2011.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS  
DAY OF \_\_\_\_\_, 2013.

DOUG WHEELER, CHAIRPERSON

APPROVED BY THE COLUMBIA CITY COUNCIL THIS  
DAY OF \_\_\_\_\_, 2013.

ROBERT McDAVID, MAYOR

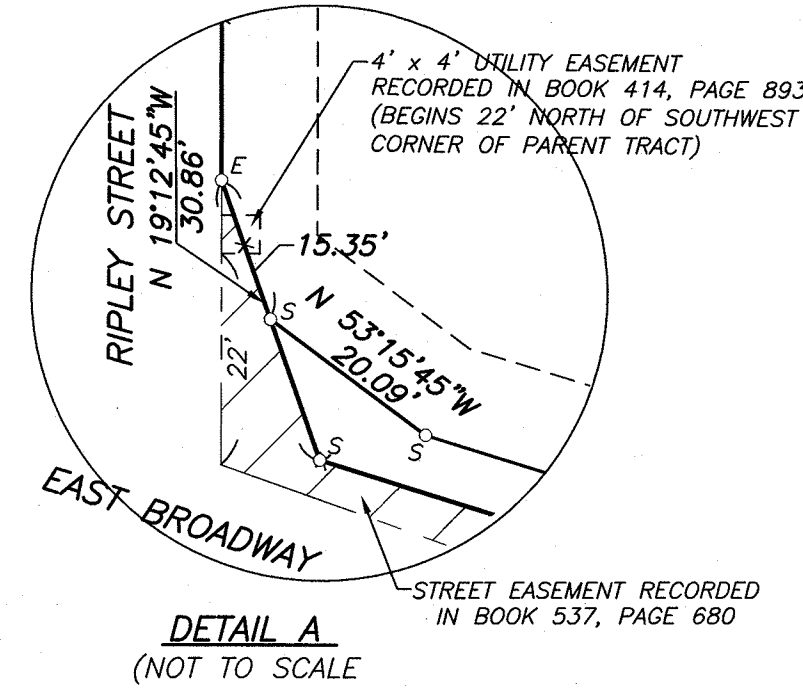
SHEELA AMIN, CITY CLERK

FINAL PLAT

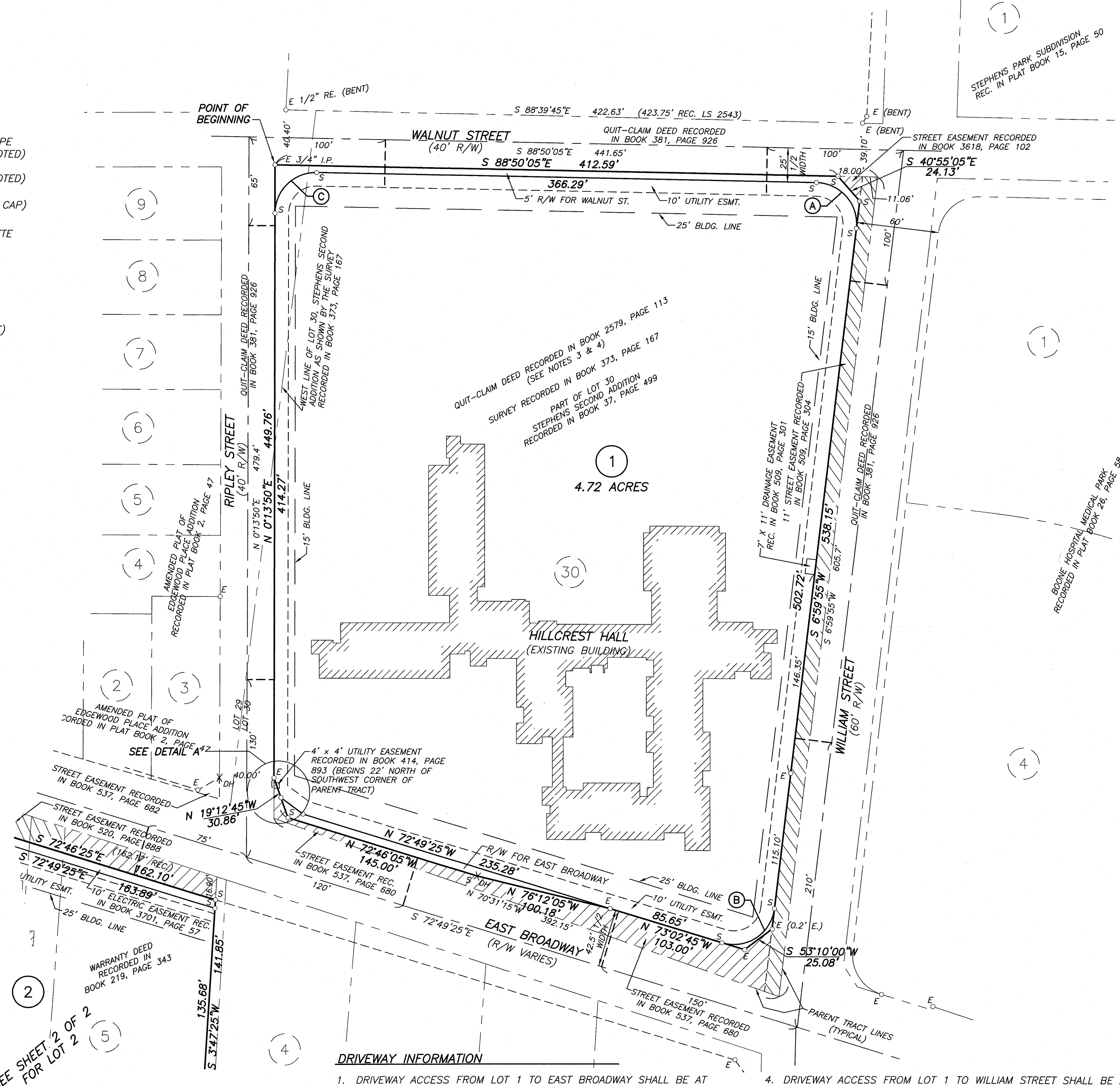
# ACADEMY SUBDIVISION

A REPLAT OF:  
PART OF LOTS 29 AND 30, STEPHENS SECOND ADDITION;  
LOTS 1 THROUGH 10, BASS PLACE;  
LOT 6 AND PART OF LOT 5, BLOCK 3, SHIELD'S EASTERN ADDITION;  
LOT 7 AND PART OF LOTS 5, 6 AND 8, BLOCK 2, SHIELD'S EASTERN ADDITION

FEBRUARY, 5 2013



DETAIL A  
(NOT TO SCALE)



DRIVEWAY INFORMATION

- DRIVEWAY ACCESS FROM LOT 1 TO EAST BROADWAY SHALL BE AT LEAST 120 FEET EAST OF THE CENTERLINE OF RIPLEY STREET AND AT LEAST 150 FEET WEST OF THE CENTERLINE OF WILLIAM STREET, MEASURED ALONG THE CENTERLINE OF EAST BROADWAY.
- DRIVEWAY ACCESS FROM LOT 1 TO RIPLEY STREET SHALL BE AT LEAST 130 FEET NORTH OF THE CENTERLINE OF EAST BROADWAY AND AT LEAST 65 FEET SOUTH OF THE CENTERLINE OF WALNUT STREET, MEASURED ALONG THE CENTERLINE OF RIPLEY STREET.
- DRIVEWAY ACCESS FROM LOT 1 TO WALNUT STREET SHALL BE AT LEAST 100 FEET EAST OF THE CENTERLINE OF RIPLEY STREET AND AT LEAST 100 FEET WEST OF THE CENTERLINE OF WILLIAM STREET, MEASURED ALONG THE CENTERLINE OF WALNUT STREET.
- DRIVEWAY ACCESS FROM LOT 1 TO WILLIAM STREET SHALL BE AT LEAST 100 FEET SOUTH OF THE CENTERLINE OF WALNUT STREET AND AT LEAST 210 FEET NORTH OF THE CENTERLINE OF EAST BROADWAY, MEASURED ALONG THE CENTERLINE OF WILLIAM STREET.
- ALL EXISTING DRIVEWAYS MAY REMAIN IN THEIR CURRENT LOCATION UNTIL THEY ARE REMOVED. IF THEY ARE REMOVED NEW DRIVEWAYS MAY BE BUILT WITHIN THE AREA DESCRIBED.

KNOW ALL MEN BY THESE PRESENTS

STEPHENS COLLEGE, A CORPORATION AND THE STEPHENS COLLEGE ENDOWMENT FOUNDATION, BEING SOLE OWNERS OF THE DESCRIBED TRACTS, HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, DIANNE LYNCH, PRESIDENT OF STEPHENS COLLEGE AND BEN GALLOWAY, AUTHORIZED MEMBER OF THE STEPHENS COLLEGE ENDOWMENT FOUNDATION HAVE CAUSED THESE PRESENTS TO BE SIGNED.

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

ADDITIONAL RIGHTS-OF-WAY FOR EAST BROADWAY, WALNUT STREET AND DORSEY STREET, AS SHOWN ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER.

STEPHENS COLLEGE

DIANNE LYNCH, PRESIDENT

STATE OF MISSOURI } SS  
COUNTY OF BOONE }

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR 2013, BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DIANNE LYNCH, PRESIDENT OF STEPHENS COLLEGE, A CORPORATION, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN FINAL PLAT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME ON BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN STATED.

\_\_\_\_\_, NOTARY PUBLIC  
MY COMMISSION # \_\_\_\_\_  
EXPIRES \_\_\_\_\_

STEPHENS COLLEGE ENDOWMENT FOUNDATION

BEN GALLOWAY, AUTHORIZED MEMBER

STATE OF MISSOURI } SS  
COUNTY OF BOONE }

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR 2013, BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED BEN GALLOWAY, AUTHORIZED MEMBER OF THE STEPHENS COLLEGE ENDOWMENT FOUNDATION, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN FINAL PLAT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME ON BEHALF OF SAID FOUNDATION FOR THE PURPOSES THEREIN STATED.

\_\_\_\_\_, NOTARY PUBLIC  
MY COMMISSION # \_\_\_\_\_  
EXPIRES \_\_\_\_\_

CERTIFICATION (LOT 1)

LOT 1

A REPLAT OF PART OF LOTS 29 AND 30 OF STEPHENS SECOND ADDITION, RECORDED IN BOOK 37, PAGE 499 AND LOTS 1 THROUGH 10, BASS PLACE, RECORDED IN PLAT BOOK 2, PAGE 23, BOTH OF THE BOONE COUNTY, MISSOURI RECORDS, BEING THE TRACT DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 2579, PAGE 113 AND SHOWN BY THE SURVEY RECORDED IN BOOK 373, PAGE 167 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEGINNING AT THE NORTHWEST CORNER OF THE SURVEY RECORDED IN BOOK 373, PAGE 167; THENCE WITH THE NORTH LINE OF SAID SURVEY ALONG THE SOUTH SIDE OF WALNUT STREET, S88°50'05"E, 412.59 FEET TO THE NORTHWEST CORNER OF THE TRACT DESCRIBED BY THE STREET EASEMENT RECORDED IN BOOK 3618, PAGE 102; THENCE LEAVING SAID NORTH LINE AND WITH THE SOUTHWEST LINE OF SAID STREET EASEMENT TRACT, S40°55'05"E, 24.13 FEET TO THE WEST LINE OF THE TRACT DESCRIBED BY THE STREET EASEMENT RECORDED IN BOOK 509, PAGE 304; THENCE WITH SAID WEST LINE, S6°59'55"W, 538.15 FEET TO THE NORTHEAST CORNER OF THE TRACT DESCRIBED BY THE STREET EASEMENT RECORDED IN BOOK 537, PAGE 680; THENCE WITH THE LINES OF SAID EASEMENT RECORDED IN BOOK 537, PAGE 680, S53°10'00"W, 25.08 FEET; THENCE N73°02'45"W, 103.00 FEET; THENCE N76°12'05"W, 100.18 FEET; THENCE N72°46'05"W, 145.00 FEET; THENCE N19°12'45"W, 30.86 FEET TO THE WEST LINE OF SAID SURVEY RECORDED IN BOOK 373, PAGE 167; THENCE LEAVING SAID STREET EASEMENT AND WITH SAID WEST LINE, N0°13'50"E, 449.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.81 ACRES.

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

SURVEY AND PLAT BY



JAMES R. JEFFRIES, PLS-2500  
Feb. 28, 2013  
DATE

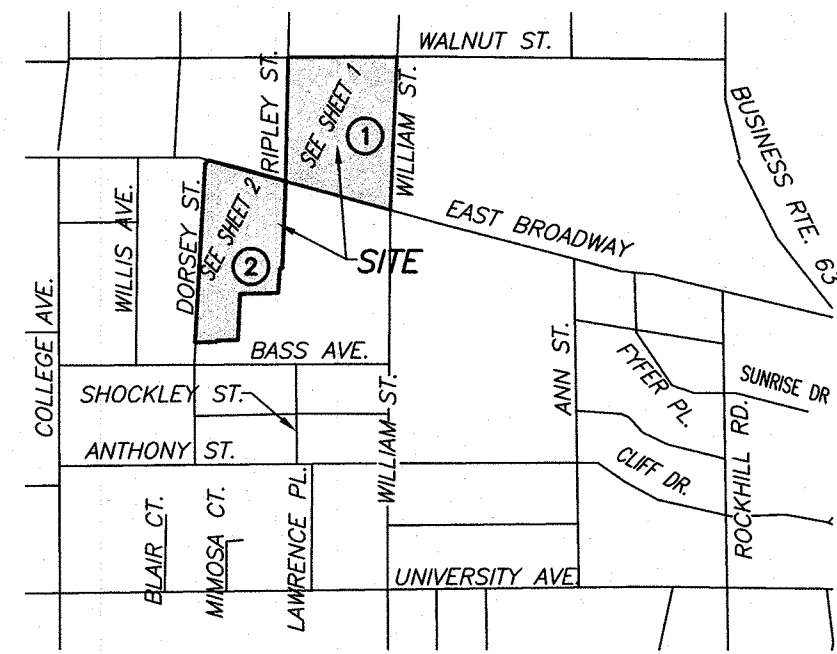
STATE OF MISSOURI } SS  
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

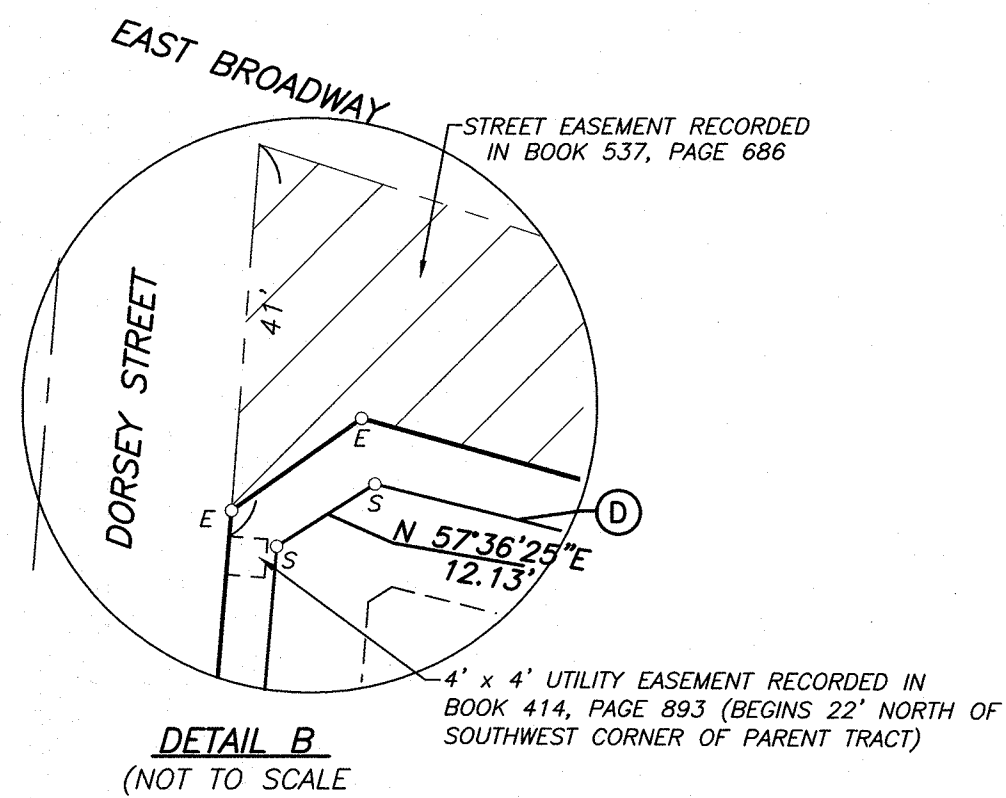
MARLA E. OGLESBY

NOTARY PUBLIC  
MY COMMISSION #12490598  
EXPIRES FEBRUARY 28, 2016





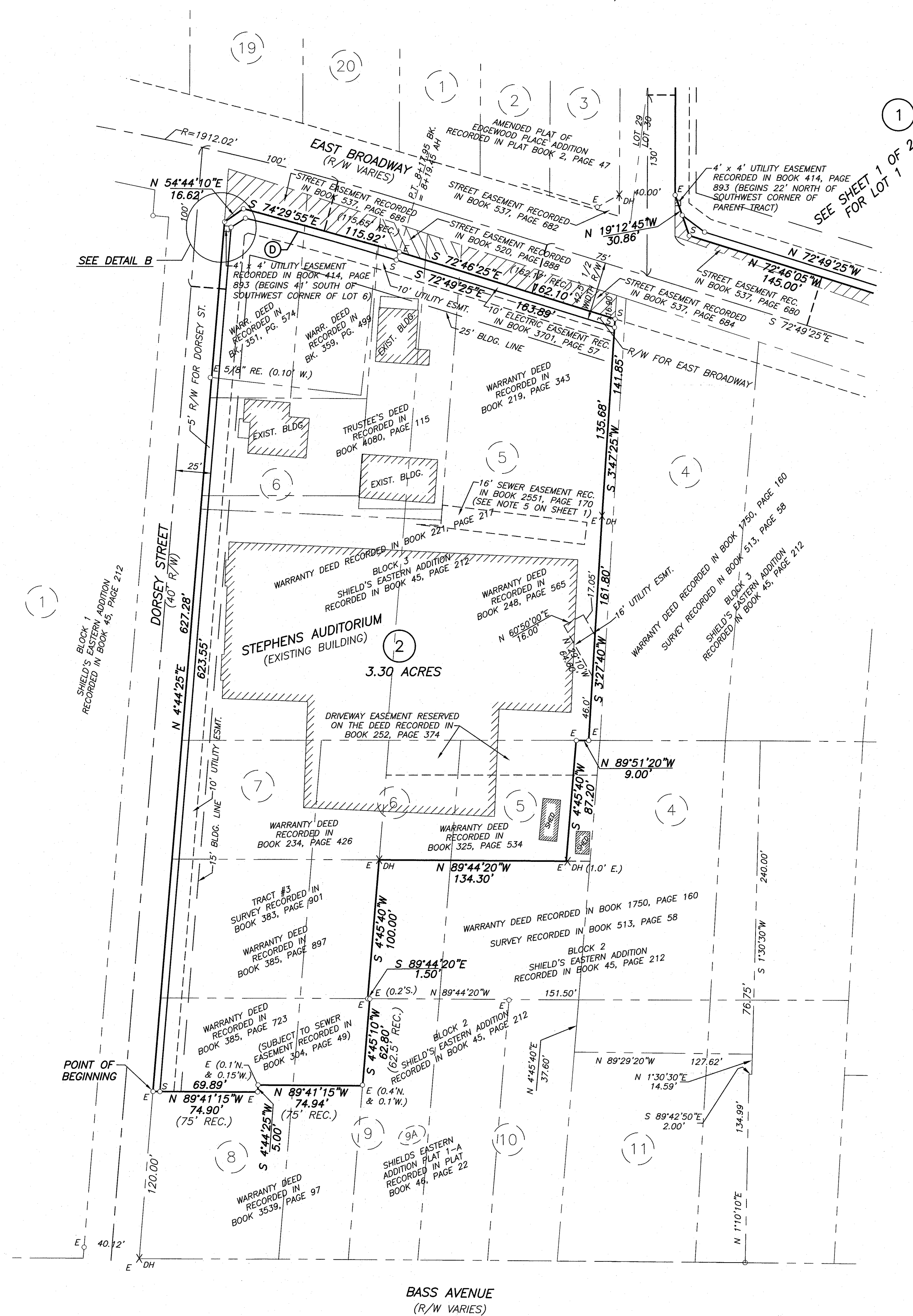
LOCATION MAP  
(NOT TO SCALE)



CURVE DATA TABLE			
CURVE	RADIUS	LENGTH	CHORD
A	30.00'	50.18'	S40°55'00"E 44.53'
B	30.00'	52.34'	S56°58'40"W 45.95'
C	30.00'	47.61'	N45°41'55"E 42.77'
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#### DRIVEWAY INFORMATION

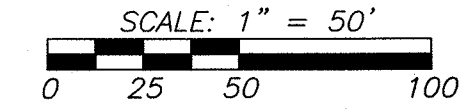
- DRIVEWAY ACCESS FROM LOT 2 TO EAST BROADWAY SHALL BE AT LEAST 100 FEET EAST OF THE CENTERLINE OF DORSEY STREET AND AT LEAST 75' WEST OF THE CENTERLINE OF RIPLEY STREET, MEASURED ALONG THE CENTERLINE OF EAST BROADWAY.
- DRIVEWAY ACCESS FROM LOT 2 TO DORSEY STREET SHALL BE AT LEAST 100 FEET SOUTH OF THE CENTERLINE OF EAST BROADWAY, MEASURED ALONG THE CENTERLINE OF EAST BROADWAY.
- ALL EXISTING DRIVEWAYS MAY REMAIN IN THEIR CURRENT LOCATION UNTIL THEY ARE REMOVED. IF THEY ARE REMOVED NEW DRIVEWAYS MAY BE BUILT WITHIN THE AREA DESCRIBED.



FINAL PLAT

# ACADEMY SUBDIVISION

A REPLAT OF:  
PART OF LOTS 29 AND 30, STEPHENS SECOND ADDITION;  
LOTS 1 THROUGH 10, BASS PLACE;  
LOT 6 AND PART OF LOT 5 OF BLOCK 3, SHIELD'S EASTERN ADDITION;  
LOT 7 AND PART OF LOTS 5, 6 AND 8 OF BLOCK 2, SHIELD'S EASTERN ADDITION  
FEBRUARY 5, 2013



BEARINGS ARE REFERENCED TO GRID  
NORTH FROM THE MISSOURI STATE PLANE  
COORDINATE SYSTEM (CENTRAL ZONE)  
FROM GPS OBSERVATIONS.

#### LEGEND

- IRON PIPE (UNLESS NOTED OTHERWISE)
- EXISTING 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
- SET 1/2" REBAR (UNLESS OTHERWISE NOTED)
- PERMANENT MONUMENT (5/8" REBAR W/ALUM. CAP)
- I.P. IRON PIPE
- X<sub>DH</sub> DRILL HOLE IN CONCRETE
- R/W RIGHT-OF-WAY
- (REC.) RECORD MEASUREMENT
- C CENTERLINE
- F FENCE
- A CURVE DESIGNATION (SEE CURVE DATA TABLE)

#### CERTIFICATION (LOT 2)

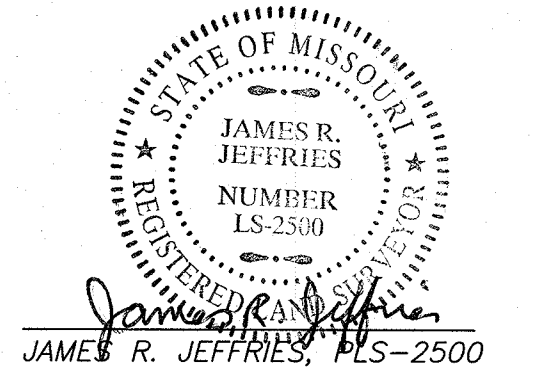
**LOT 2**  
A REPLAT OF LOT 6 AND PART OF LOT 5 OF BLOCK 3, SHIELD'S EASTERN ADDITION, LOT 7 AND PART OF LOTS 5, 6 AND 8 OF BLOCK 2, SHIELD'S EASTERN ADDITION, RECORDED IN BOOK 45, PAGE 212, BEING THE TRACTS DESCRIBED BY THE WARRANTY DEEDS RECORDED IN BOOK 219, PAGE 343, BOOK 221, PAGE 217, BOOK 234, PAGE 426, BOOK 248, PAGE 565, BOOK 325, PAGE 534, BOOK 351, PAGE 574, BOOK 359, PAGE 499, BOOK 385, PAGE 723, BOOK 385, PAGE 897 AND THE TRUSTEE'S DEED RECORDED IN BOOK 4080, PAGE 115 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 2, SHIELD'S EASTERN ADDITION; THENCE WITH THE WEST LINE SAID SHIELD'S EASTERN ADDITION, N4°44'25"E, 120.00 FEET TO THE SOUTHWEST CORNER OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 385, PAGE 723, THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, CONTINUING N4°44'25"E, 627.28 FEET TO THE SOUTHWEST CORNER OF THE TRACT DESCRIBED BY THE STREET EASEMENT RECORDED IN BOOK 537, PAGE 686; THENCE LEAVING SAID WEST LINE AND WITH THE SOUTH LINE OF SAID STREET EASEMENT RECORDED IN BOOK 537, PAGE 686 AND THE STREET EASEMENTS RECORDED IN BOOK 520, PAGE 888 AND BOOK 537, PAGE 684, N54°44'10"E, 16.62 FEET; THENCE S72°29'55"E, 115.92 FEET; THENCE S72°46'25"E, 162.10 FEET TO THE WEST LINE OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 219, PAGE 343 AND THE WEST LINE OF THE TRACT DESCRIBED BY THE SURVEY RECORDED IN BOOK 513, PAGE 58; THENCE LEAVING THE LINES OF SAID STREET EASEMENTS AND WITH THE WEST LINE OF SAID SURVEY, S3°47'25"W, 141.85 FEET; THENCE S3°27'40"W, 161.80 FEET; THENCE N89°51'20"W, 9.00 FEET; THENCE S4°45'40"W, 87.20 FEET; THENCE N89°44'20"W, 134.30 FEET; THENCE S4°45'40"W, 100.00 FEET; THENCE S89°44'20"E, 1.50 FEET TO THE NORTHWEST CORNER OF LOT 9A, SHIELD'S EASTERN ADDITION PLAT 1-A, RECORDED IN PLAT BOOK 46, PAGE 22; THENCE LEAVING THE LINES OF SAID SURVEY AND WITH THE WEST LINE OF SAID LOT 9A, S4°45'10"W, 62.80 FEET TO THE SOUTHEAST CORNER OF SAID TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 385, PAGE 723; THENCE LEAVING SAID WEST LINE AND WITH THE LINES OF SAID TRACT, N89°41'15"W, 74.94 FEET; THENCE S4°44'25"W, 5.00 FEET; THENCE N89°41'15"W, 74.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.41 ACRES.

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

SURVEY AND PLAT BY  
**ALLSTATE CONSULTANTS**



Feb 28, 2013  
DATE