

Introduced by \_\_\_\_\_

First Reading \_\_\_\_\_

Second Reading \_\_\_\_\_

Ordinance No. \_\_\_\_\_

Council Bill No. B 116-13

### **AN ORDINANCE**

approving the Final Plat of Steeplechase Estates, Plat 4, a major subdivision; accepting the dedication of rights-of-way and easements; authorizing a performance contract; 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 Steeplechase Estates, dated April 22, 2013, a major subdivision located on the west side of Spicewood Drive and north of Steeplechase Drive, containing 1.08 acres 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. The City Manager is hereby authorized to execute a performance contract with The Columbia Development Group, LLC in connection with the approval of the Final Plat of Steeplechase Estates, Plat 4. The form and content of the contract shall be substantially as set forth in "Exhibit A" attached hereto and made a part hereof as fully as if set forth herein verbatim.

SECTION 4. This ordinance shall be in full force and effect from and after its passage.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor and Presiding Officer

APPROVED AS TO FORM:

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City Counselor

## PERFORMANCE CONTRACT

This contract is entered into on this \_\_\_\_\_ day of \_\_\_\_\_, 20 13 between the City of Columbia, MO ("City") and The Columbia Development Group, LLC ("Subdivider").

City and Subdivider agree as follows:

1. Subdivider shall construct, erect and install all improvements and utilities required in connection with the final plat of Steeplechase Estates, Plat 4, including sidewalks and all improvements and utilities shown on the plat and related construction plans, within 36 months after the City Council approves the plat.
2. If street, utility or other construction of public improvements should occur on or adjacent to land in the subdivision at the initiative of the City Council, as benefit assessment projects, Subdivider agrees to bear Subdivider's equitable and proportionate share of construction costs, as determined by such assessments.
3. No utility service connections or occupancy permits shall be issued to the Subdivider or to any other person for any structure on land in the subdivision unless and until all utilities and improvements have been constructed, erected and installed in the structure and upon the lot or lots on which the structure is situated in accordance with all applicable ordinances, rules and regulations of the City.
4. No occupancy permit shall be issued to Subdivider or any other person for any structure constructed on land in the subdivision unless the street and sidewalk adjacent to the structure have been completed in compliance with the City's Standard Street Specifications.
5. City may construct, erect or install any improvement or utility not constructed, erected or installed by Subdivider as required by this contract. City may perform such work using City employees or City may contract for performance of the work. Subdivider shall reimburse City for all costs an expenses incurred by City in connection with the construction, erection or installation of improvements in utilities under this paragraph. Subdivider agrees to pay City all expenses and costs, including reasonable attorneys' fees, incurred by City in collecting amounts owed by Subdivider under this paragraph.
6. City shall not require a bond or other surety to secure the construction of the improvements and utilities required in connection with the final plat.
7. The obligations of Subdivider under this contract shall not be assigned without the express consent of the City Council.

8. The remedies set forth in this contract are not exclusive. City does not waive any other remedies available to enforce Subdivider's obligations under this contract or to recover damages resulting from Subdivider's failure to perform its obligations under this contract.

9. This contract is not intended to confer any rights or remedies on any person other than the parties.

IN WITNESS WHEREOF, the parties have executed this contract on the day and year first above written.

CITY OF COLUMBIA, MISSOURI

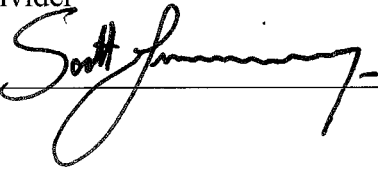
BY: \_\_\_\_\_  
Mike Matthes, City Manager

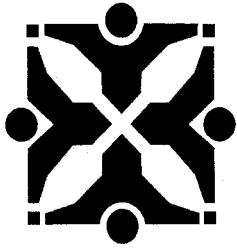
ATTEST:

\_\_\_\_\_  
Sheela Amin, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Nancy Thompson-City Counselor

Subdivider  
BY:  \_\_\_\_\_



Source: Community Development - Planning <sup>π</sup>

Agenda Item No:

To: City Council

From: City Manager and Staff <sup>MM</sup>

Council Meeting Date: May 6, 2013

Re: Steeplechase Estates Plat 4 - final major plat (Case 13-61)

**EXECUTIVE SUMMARY:**

A request by The Columbia Development Group (owner) for approval of a one-lot final major subdivision to be known as Steeplechase Estates Plat 4. The 1.08-acre subject site is located on the west side of Spicewood Drive, north of Steeplechase Drive. (Case # 13-61)

**DISCUSSION:**

The applicant is requesting approval of a final major subdivision to create one R-1 (One-Family Residential District) zoned lot for residential development. The proposed plat is substantially consistent with the preliminary plat of Westbrook, Plat No. 1, which was approved by Council on May 1, 2006.

The plat has been reviewed by City departments and external agencies, and meets all applicable requirements of the City's Zoning and Subdivision Regulations. Furthermore, the proposed plat meets the obligations set forth in a development agreement between the City and developers.

Locator maps, a reduced copy of the plat, and performance contracts are attached.

**FISCAL IMPACT:**

None

**VISION IMPACT:**

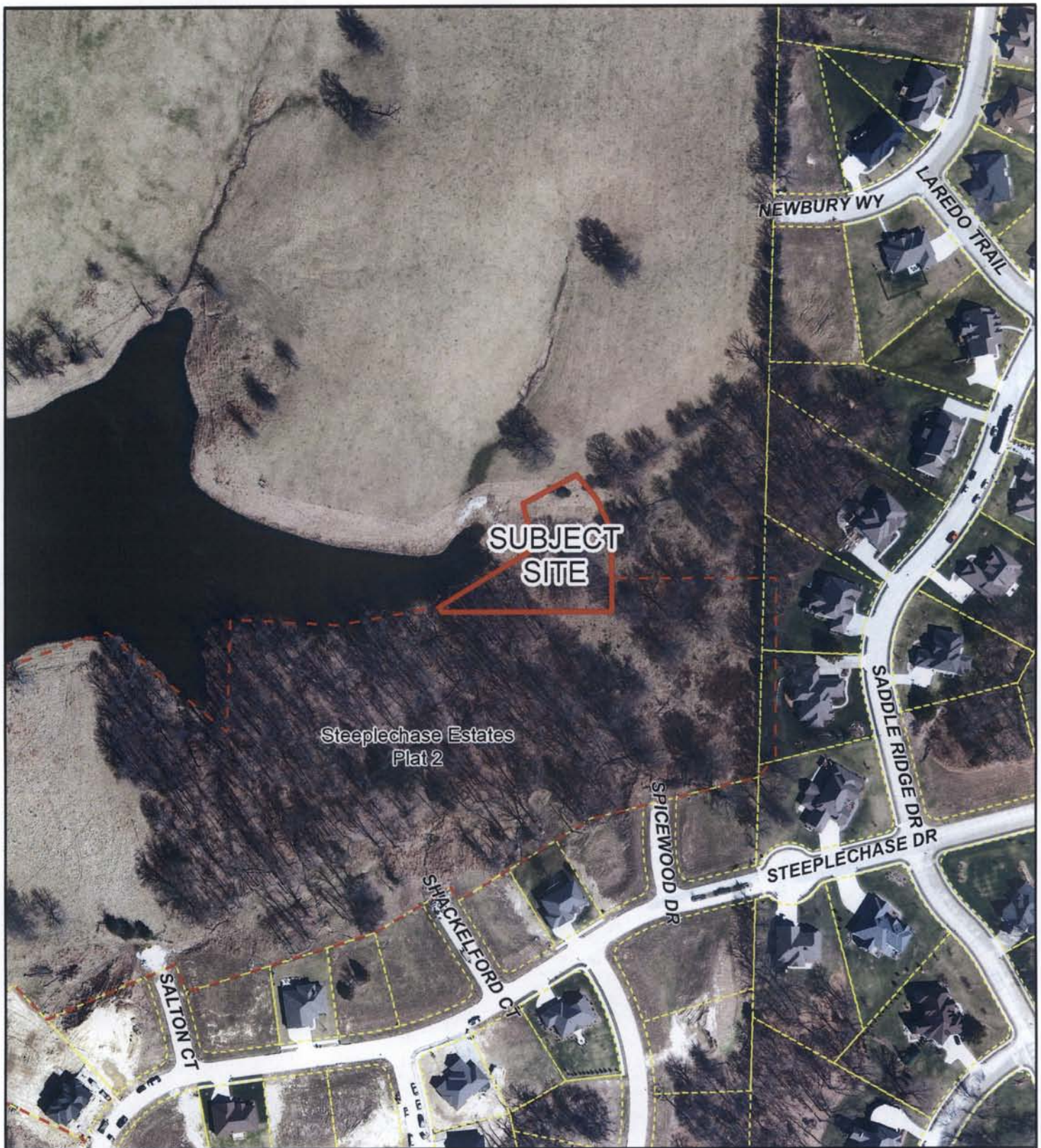
<http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php>

None

**SUGGESTED COUNCIL ACTIONS:**

Approval of the proposed final major plat

| FISCAL and VISION NOTES:                   |        |                                                   |    |                                               |    |
|--------------------------------------------|--------|---------------------------------------------------|----|-----------------------------------------------|----|
| City Fiscal Impact<br>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:<br>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 #   | NA |
| Operating/ Ongoing                         | \$0.00 | Requires add'l facilities?                        | No | Secondary Vision, Strategy and/or Goal Item # | NA |
|                                            |        | Requires add'l capital equipment?                 | No | Fiscal year implementation Task #             | NA |



**Case 13-61: Final Plat  
Steeplechase Estates, Plat 4**

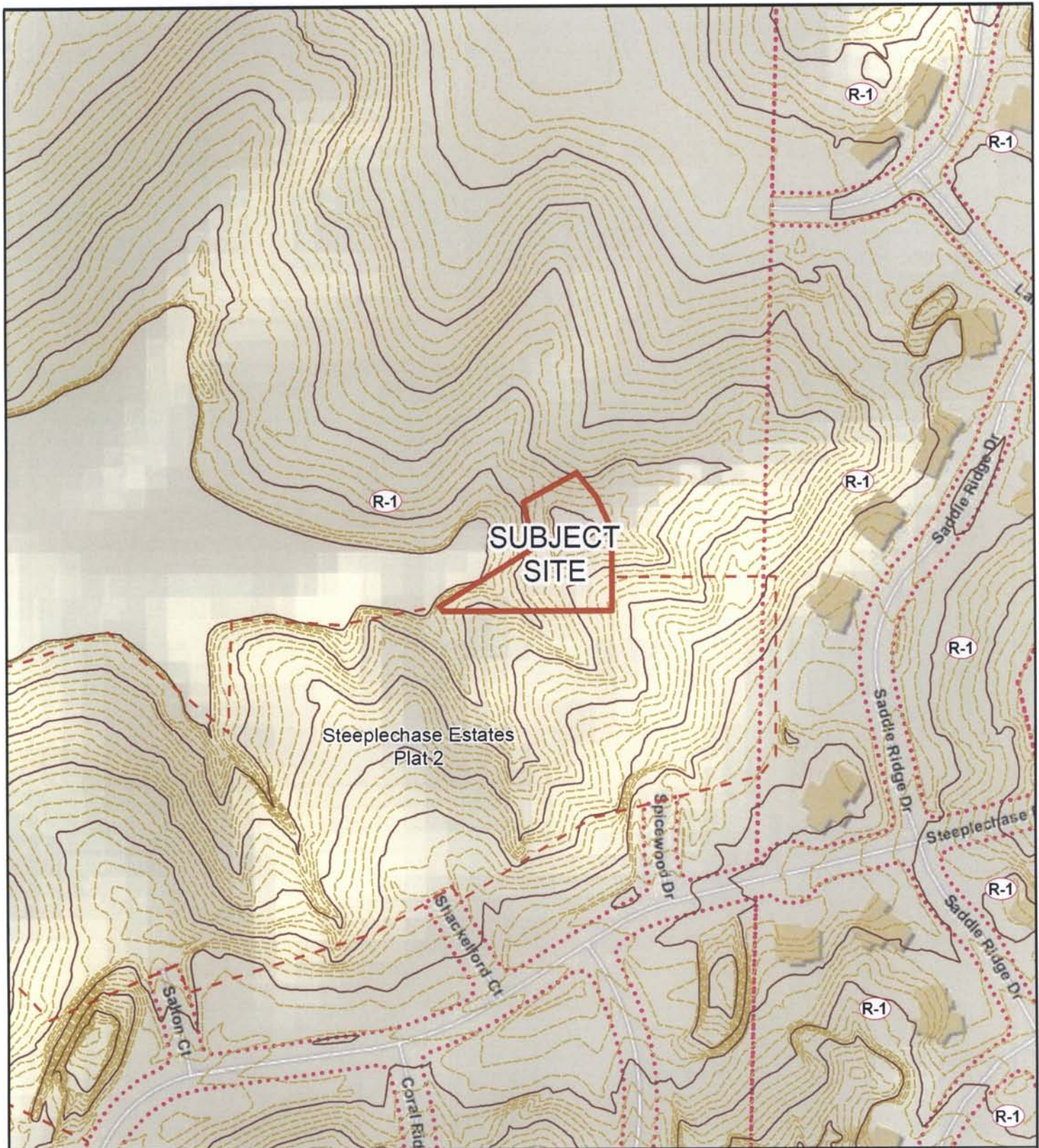


2011 Orthophoto  
Source: Boone County Assessor



1 inch = 200 feet





**Case 13-61: Final Plat  
Steeplechase Estates, Plat 4**



1 inch = 200 feet

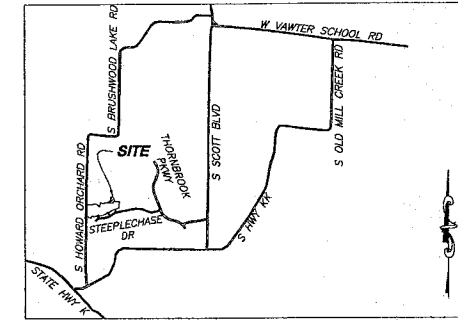
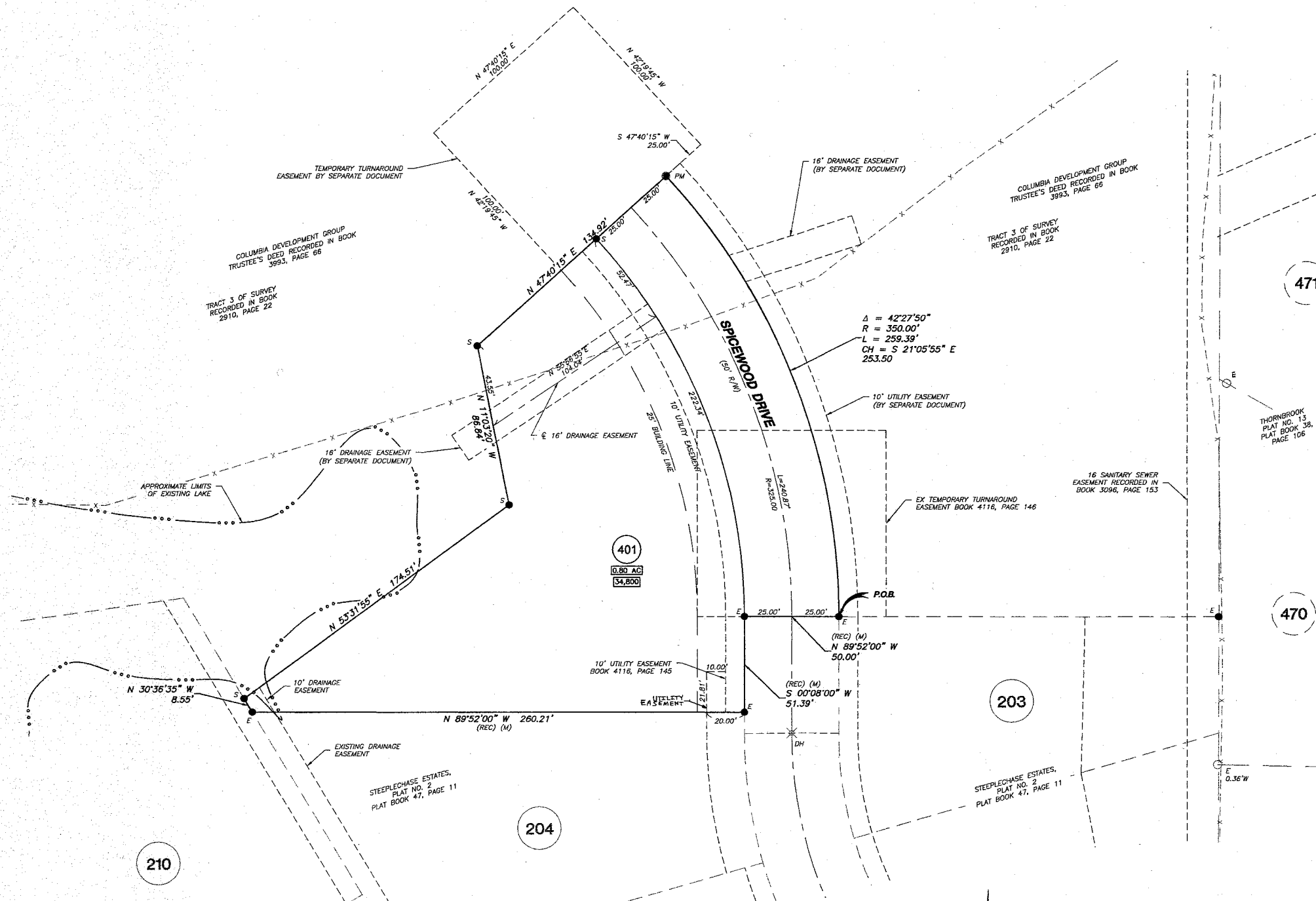


# FINAL PLAT STEEPLECHASE ESTATES PLAT 4

APRIL 22, 2013

## LEGEND

- IRON PIPE CAP #2001006115
- EXISTING
- S RECORD
- (REC) RECORD
- DH DRILL HOLE
- IP IRON PIPE
- RB REBAR
- ⊙ MONUMENT
- PM PERMANENT MONUMENT
- STONE
- BCS BOONE COUNTY SURVEY
- (R) RADIAL LINE
- 0.000 SQUARE FEET
- 00.00 AC ACRES
- - - EXISTING FENCE



## KNOW ALL MEN BY THESE PRESENTS

THE COLUMBIA DEVELOPMENT GROUP, LLC BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT. IN WITNESS WHEREOF, THE COLUMBIA DEVELOPMENT GROUP, LLC HAS 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.

SPODEWOOD DRIVE IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

*Scott Linnemeyer*  
SCOTT LINNEMEYER, MEMBER  
STATE OF MISSOURI } SS  
COUNTY OF BOONE }

ON THIS 22<sup>ND</sup> DAY OF APRIL, IN THE YEAR 2013, BEFORE ME, SPENCER HASKAMP, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED SCOTT LINNEMEYER 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*  
SPENCER HASKAMP  
NOTARY PUBLIC  
MY COMMISSION EXPIRES  
JULY 11, 2015

## CERTIFICATION

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 47 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI AND BEING PART OF THE TRACT DESCRIBED BY TRUSTEE'S DEED RECORDED IN BOOK 3993, PAGE 66, ALSO BEING PART OF TRACT 3 OF THE SURVEY RECORDED IN BOOK 2910, PAGE 22 ALL OF THE BOONE COUNTY RECORDS AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 203 OF STEEPLECHASE ESTATES, PLAT NO. 2 AS BEING RECORDED IN PLAT BOOK 47 AT PAGE 11 OF SAID COUNTY RECORDS; THENCE N89°52'00"W, 50.00 FEET; THENCE S00°08'00"W, 51.39 FEET; THENCE N89°52'00"W, 260.21 FEET; THENCE N30°36'35"W, 8.55 FEET; THENCE N53°31'55"E, 174.51 FEET; THENCE N11°03'20"W, 86.84 FEET; THENCE N47°40'15"E, 134.92 FEET; THENCE ALONG A NON-TANGENT 350.00 FOOT RADIUS CURVE TO THE RIGHT, 259.39 FEET, SAID CURVE HAVING A CHORD BEARING S21°05'55"E, 253.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.08 ACRES.

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

SURVEY AND PLAT BY  
A CIVIL GROUP  
CORPORATE #2001006115

*Christopher M. Sander*  
CHRISTOPHER M. SANDER  
MO P.L.S. 2003015178  
4/22/13  
DATE

STATE OF MISSOURI } SS  
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 22<sup>ND</sup> DAY OF APRIL, 2013.

*Spencer Haskamp*  
SPENCER HASKAMP  
NOTARY PUBLIC  
MY COMMISSION EXPIRES  
JULY 11, 2015

## NOTES

- THIS IS AN URBAN CLASS SURVEY.
- PERMANENT MONUMENTS ARE TO BE SET AFTER STREET CONSTRUCTION IS COMPLETE.
- ALL IRONS ARE TO BE SET AFTER CONSTRUCTION UNLESS OTHERWISE NOTED.
- ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
- RECORD TITLE INFORMATION WAS NOT PROVIDED FOR THIS PLAT.
- SQUARE FOOTAGES ARE CALCULATED VALUES AND ARE NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.
- THIS PLAT CONFORMS TO THE DEVELOPMENT AGREEMENT RECORDED IN BOOK 2826, PAGE 94.

## FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FIRM MAP#2901502700 DATED: MARCH 17, 2011.

## STREAM BUFFER STATEMENT

THIS TRACT IS NOT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR HUNTSVILLE QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, THIS DAY OF 2013.

ROBERT McDAVID, MAYOR  
SHEELA AMIN, CITY CLERK

SCALE: 1" = 30'  
0 15 30 60

BASIS OF BEARING  
BEARINGS ARE REFERENCED TO THE LINES OF STEEPLECHASE ESTATES PLAT 2 RECORDED IN PLAT BOOK 47, PAGE 11

**A CIVIL GROUP**  
CIVIL ENGINEERING, PLANNING, SURVEYING  
3401 BRADWAY BUSINESS PARK COURT  
SUITE 105  
COLUMBIA, MO 65203  
PHONE: (672) 871-5750, FAX: (672) 871-1471