

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 218-11

AN ORDINANCE

approving the Final Plat of Bonnie View Nature Sanctuary Subdivision; accepting the dedication of rights-of-way and easements; granting a variance from the Subdivision Regulations regarding construction of cul-de-sac bulbs; 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 Bonnie View Nature Sanctuary Subdivision, dated June 27, 2011, a subdivision located on both sides of Rollins Road, west of Fairview Park and north of Bray Avenue, containing approximately 87.99 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. Subdivider is granted a variance from the requirements of Section 25-47(b) of the Subdivision Regulations so that construction of cul-de-sac bulbs shall not be required at the northern terminus of Cunningham Road, Weaver Drive and the unnamed street off of Westport Drive.

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

PASSED this _____ day of _____, 2011.

ATTEST:


City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

Source: Timothy Teddy **FISCAL and VISION NOTES:**

TO: City Council
 FROM: City Manager and staff
 DATE: August 5, 2011
 RE: Bonnie View Nature Sanctuary Subdivision –
 Final Minor Plat 

City Fiscal Impact Enter all that apply:	
\$0	City's current net FY cost.
\$0	Amount of Funds Already appropriated
\$0	Amount of budget amendment needed
\$0	Estimated 2 yr net costs:
\$0	One-time
\$0	Operating / On-going
Program Impact:	
N	New program/ agency (Y/N)
N	Duplicates/expands an existing program (Y/N)
N	Fiscal impact on any local political subdivision (Y/N)
Resources Required:	
N	Requires add'l FTE personnel? (Y/N)
N	Requires additional facilities? (Y/N)
N	Requires additional capital equipment? (Y/N)
Mandates:	
N	Federal or state mandated? (Y/N)
Vision Implementation Impact Enter Below All That Applies: Refer to Website:	
N	Vision Impact? (Y/N or if N, go no further)
Item #	Primary Vision, Strategy and/or Goal Item#
Item #	Secondary Vision, Strategy and/or Goal Item#
Task #	FY10/FY11 Implementation Task#

EXECUTIVE SUMMARY:

This is a request by the City of Columbia (owner) for a two-lot subdivision to be known as "Bonnie View Nature Sanctuary Subdivision." The 88-acre subject site is located on both sides of Rollins Road, generally west of Fairview Park and north of Bray Avenue. The application includes a request for variance from Section 25-47(b), which requires turnarounds to be installed at the termini of three streets which stub into the subject site. (Case # 11-73)

DISCUSSION:

Subdivision plat approval is needed to establish "legal lot" status and allow park development projects to proceed on the A-1 (Agriculture District) zoned site.

Variance is sought from Section 25-47(b) of the Subdivision Regulations to allow no permanent cul-de-sac bulbs to be constructed where platted rights-of-way for Cunningham Road, Weaver Drive, and the unnamed street off of Westport Drive stub into the subject site.

The plat has been reviewed by applicable City and outside agencies and found to comply with all relevant development regulations, with the exception of the requested variances.

At its August 4, 2011 meeting the Planning and Zoning Commission voted (6-0) to recommended approval of the plat and requested variances. No one from the public spoke either for or against the request.

A copy of the staff report, locator maps, reduced plat copy, and Commission minutes (excerpts) are attached for your review.

FISCAL IMPACT:

None

VISION IMPACT:

None

SUGGESTED COUNCIL ACTIONS:

Approval of the plat and variances

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
AUGUST 4, 2011**

SUMMARY

This is a request by the City of Columbia (owner) for a two-lot subdivision of A-1 (Agriculture District) zoned land comprising Bonnie View Nature Sanctuary Subdivision. The 88-acre subject site is located on both sides of Rollins Road, generally west of Fairview Park and Fairview Elementary School. The application includes a request for variance from Section 25-47(b), which requires turnarounds to be installed at the termini of Cunningham Road, Weaver Drive, and an unnamed street, which stub into the subject site. (Case # 11-73)

DISCUSSION

Subdivision is being requested for the purpose of establishing “legal lot” status on the property so that permits may be issued for park development projects.

Sec. 25-47(b) of the Subdivision Regulations requires terminal streets to have a turnaround at the closed end with an outside roadway diameter of 76 feet and right-of-way diameter of at least 94 feet. This applies to Cunningham Road, Weaver Drive, and the unnamed street off Westport Drive, which stub into the subject site.

There are no plans to extend any of these stub streets through the site. A planned northern extension of Cunningham Road to Rollins Road was removed from the City’s Major Roadway Plan in 2008 in order to preserve the natural characteristics of the land. The unnamed street off of Westport Drive and Weaver Drive have existed without turnarounds since they were constructed in the 1960s and 1980s, respectively. No problems have been documented, despite the existence of informal paths extending from these terminal streets through the subject parkland for the past several years. The short stub lengths (<150 feet) do not necessitate installation of turnarounds for safety reasons.

Concerns have been raised regarding potential future traffic and parking problems at the terminal streets. The City traffic engineer has suggested that nature sanctuary users might park on the stub streets and use private residential driveways to turn around if a dedicated public turnaround is not provided. While a full cul-de-sac is not considered necessary to mitigate this potential problem, a hammerhead turnaround has been recommended as a suitable compromise.

Planning staff is concerned that the construction of a permanent turnaround – either as a full cul-de-sac or a hammerhead – would unnecessarily diminish the integrity of the nature sanctuary and may be negatively perceived by adjacent residential property owners whose rear yard privacy and views might be compromised by such improvements. Additionally, staff is concerned that construction of permanent turnarounds would encourage sanctuary visitors to park on these dead-end streets rather than utilizing a centrally located off-street parking lot that is shown on the park master plan. It should be noted that if traffic problems occur in the future, which warrant the

installation of permanent turnarounds or other traffic management, the City Council may initiate action to remedy such issues by designating it as a priority project in the Capital Improvements Program.

The Columbia Audubon Society has stated their intent to construct a small parking lot on their property off the existing Cunningham Road stub. An existing street easement, which was dedicated across the Audubon property to accommodate an extension of Cunningham Road to Rollins Road, would likely be vacated since this extension is no longer planned. The potential future parking area would provide a convenient southern access point to visitors of both the Audubon and Bonnie View nature sanctuaries. While these plans are not yet finalized, it is unlikely that Cunningham Road will ever be extended to reach Bonnie View Nature Sanctuary. As such, there is no need for a permanent turnaround at the terminus of the Cunningham Road street easement into the subject site.

With the exception of the proposed variances, the plat complies with all requirements of the Subdivision Regulations.

STAFF RECOMMENDATION

Staff recommends approval of the proposed final minor plat, and approval of the proposed variance from Section 25-47(b).

RELATED DOCUMENTS

Attachments:

Bonnie View Nature Sanctuary Master Plan:

[http://www.gocolumbiamo.com/ParksandRec/Parks/Bonnie View Nature Area/documents/bonnieview_masterplan.pdf](http://www.gocolumbiamo.com/ParksandRec/Parks/Bonnie_View_Nature_Area/documents/bonnieview_masterplan.pdf)

Weblinks:

2008 Major Roadway Plan amendment (removed Cunningham Road extension):

[http://www.gocolumbiamo.com/Council/Final Ordinances/Series 109/581;.html](http://www.gocolumbiamo.com/Council/Final_Ordinances/Series_109/581;.html)

SITE CHARACTERISTICS

Area (acres)	87.5
Address	N/A
Topography	Terrain ranges from flat to steeply sloping
Vegetation	Mixture of meadow & tree-covered areas
Watershed	Scott's Branch

SITE HISTORY

Annexation date	1969
Initial zoning designation	A-1
Previous rezoning requests	None
Land Use Plan designation	Neighborhood District
Existing use(s)	Bonnie View Nature Sanctuary (City parkland)
Existing zoning	A-1

SURROUNDING LAND USES

Orientation from site	Zoning District	Land use
North	R-1	One-Family residential neighborhood
South	R-1	One-Family residential neighborhood
East	R-1	One-Family residential & Fairview Park
West	R-1	One-Family residential & Audubon park

UTILITIES & SERVICES

Sanitary Sewer	10-inch City sewer follows Scotts Branch through site
Water	36-inch City main along north property line. 6-inch lines will need to be extended through site along Rollins Road, from Altai Drive to Westport Drive.
Electric	City 3-phase overhead along north and south property lines, and 1-phase overhead along east property line.
Fire Protection	Columbia Fire Department

ACCESS

Rollins Road	
Location	Bisects north portion of site
Major Roadway Plan	City-maintained neighborhood collector street (improved with curb/gutter & sidewalk). No ROW exists since this is City-owned land. 60-ft wide right-of-way should be dedicated on street centerline.
CIP projects	N/A.

Cunningham Road	
Location	Southwest corner of site
Major Roadway Plan	City-maintained neighborhood residential street, with all needed right-of-way in place (50 ft). ROW for cul-de-sac bulb at stub is needed.
CIP projects	N/A

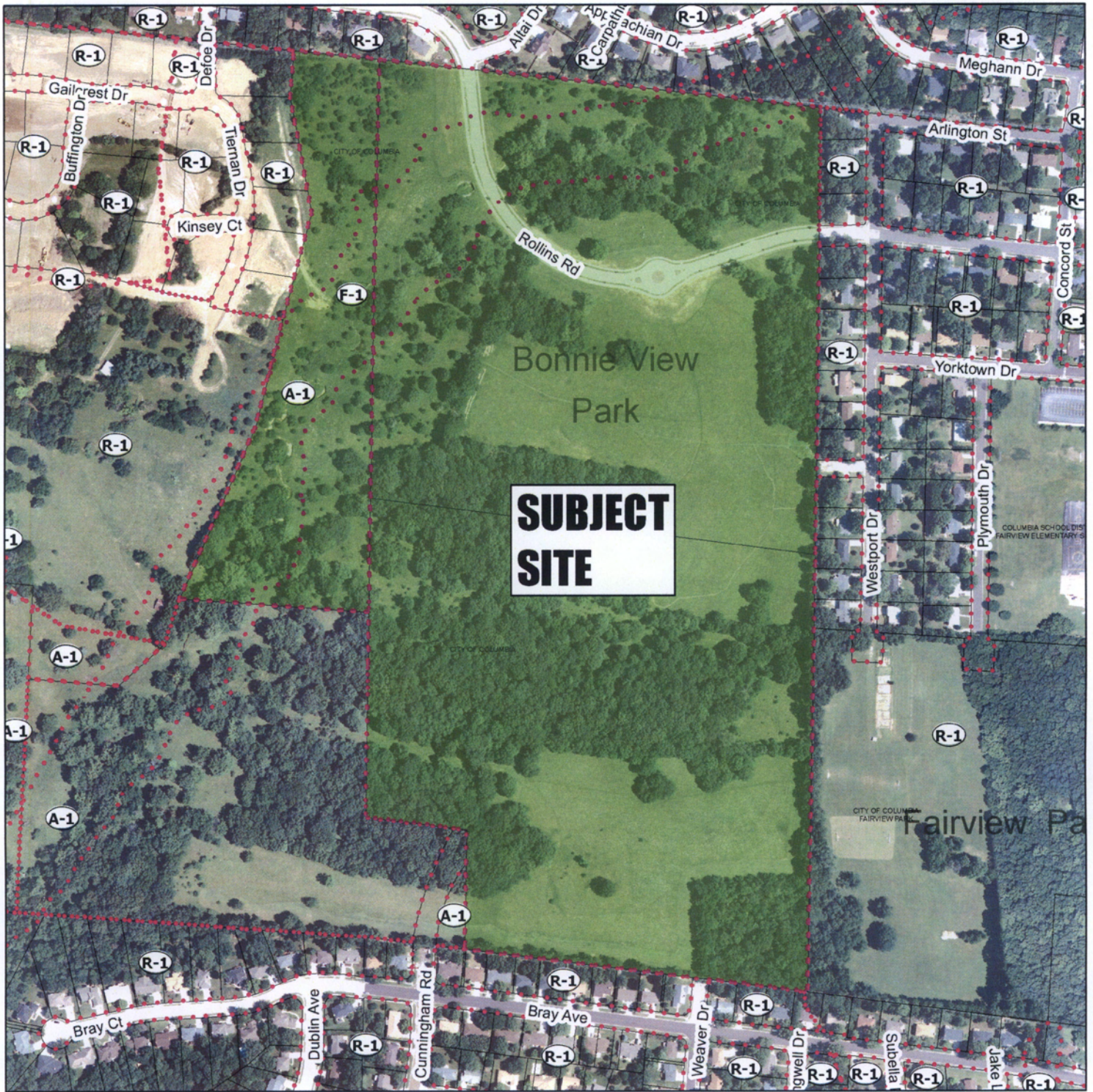
Weaver Drive	
Location	South side of site
Major Roadway Plan	City-maintained neighborhood residential street, with all needed right-of-way in place (50 ft). ROW for cul-de-sac bulb at stub is needed.
CIP projects	N/A

Unnamed street (off Westport Drive)	
Location	East side of site
Major Roadway Plan classification	City-maintained neighborhood residential street, with all needed right-of-way in place (50 ft). ROW for cul-de-sac bulb at stub is needed.
CIP projects	N/A

PARKS & RECREATION

Neighborhood Parks Plan	Site is home to Bonnie View Nature Sanctuary. Parking area, shelter, and bathroom facilities are planned on north side of park, with access from Rollins Road roundabout.
Trails Plan	Scott Branch Greenway is planned through the park, with connections to adjacent neighborhood streets. Several existing dirt and grass paths provide pedestrian access to the site's interior.
Bicycle/Pedestrian Network Plan	Existing pedway along south side of Rollins Road.

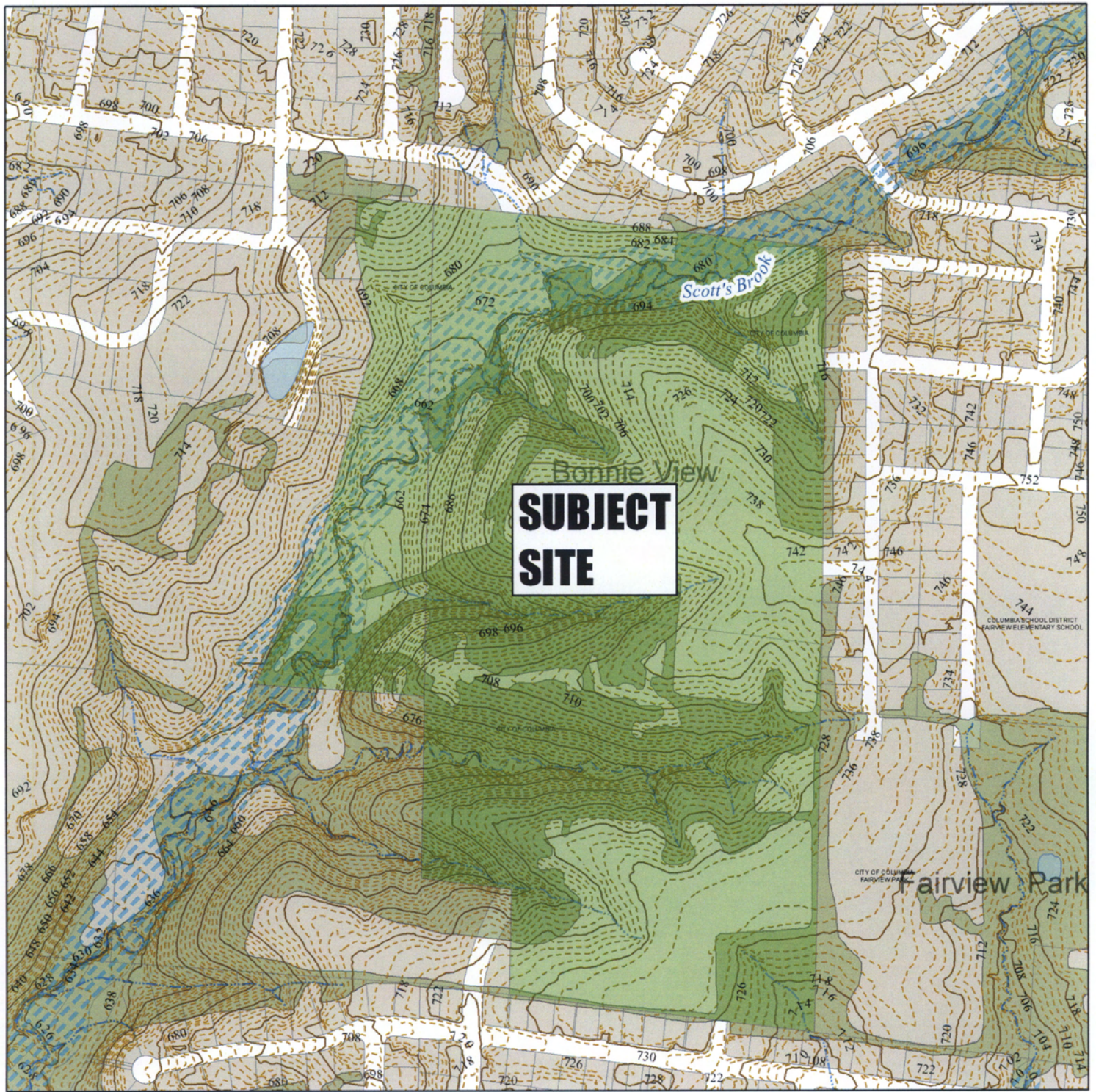
Report prepared by SM Approved by PRZ



Case No. 11-73: Bonnie View Nature Sanctuary Subdivision - Aerial

0 210 420 840 Feet





**SUBJECT
SITE**

Scott's Brook

Bonnie View

Fairview Park

COLUMBIA SCHOOL DISTRICT
FAIRVIEW ELEMENTARY SCHOOL

CITY OF COLUMBIA
FAIRVIEW PARK



Case No. 11-73: Bonnie View Nature Sanctuary Subdivision - Natural Features

0 235 470 940
Feet





PROJECTS FUNDED IN BONNIE VIEW PARK
(FUNDING AVAILABLE 2011)
FUNDED BY 2005 PARK SALES TAX

- SHELTER AND REST ROOM
- 48 CAR PARKING LOT
- PRAIRIE/WILD FLOWER RESTORATION
- ADA ACCESSIBLE AND NATURAL SURFACE TRAILS
- CONNECTING TRAILS TO ADJACENT RESIDENTIAL STREETS AND FAIRVIEW SCHOOL
- STORM WATER IMPROVEMENT STRUCTURES

NOTE: SEE PHASE 1 FUNDED PLAN TO SEE WHAT WILL BE BUILT WITH CURRENT FUNDING.

PROJECTS FUNDED IN FAIRVIEW PARK
(FUNDING AVAILABLE 2014)
FUNDED BY 2010 PARK SALES TAX

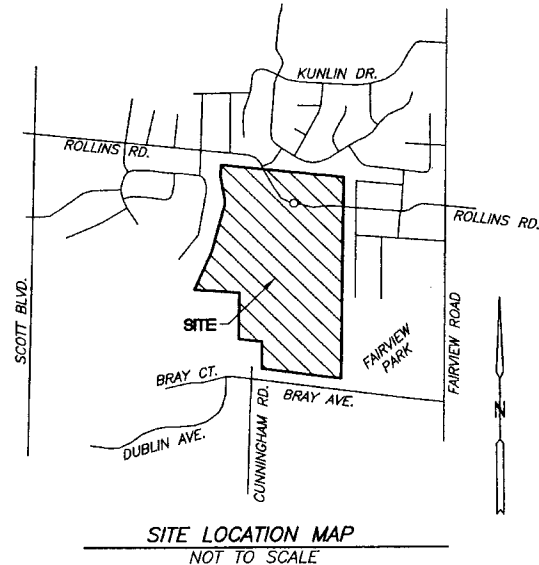
- REPLACEMENT OF EXISTING SHELTER
- 28 CAR PARKING LOT
- PLAYGROUND
- SEASONAL PARKING AND WATER TO SERVE GARDEN PLOT AREA
- IMPROVEMENTS TO NATURAL TRAILS

NOTE: SEE PHASE 1 FUNDED PLAN TO SEE WHAT WILL BE BUILT WITH CURRENT FUNDING.

LEGEND

- NATURAL SURFACE TRAIL
- CONCRETE TRAIL

BONNIE VIEW NATURE SANCTUARY CITY OF COLUMBIA
PROPOSED MASTER PLAN FUNDED & FUTURE PARKS AND RECREATION
 APPROVED MARCH 21, 2011



SITE LOCATION MAP
NOT TO SCALE

STREAM BUFFER STATEMENT

THE STREAM BUFFER LIMITS SHOWN ON THIS PLAT ARE INTENDED TO COMPLY WITH THE REQUIREMENTS OF ARTICLE X, CHAPTER 12A OF THE CITY OF COLUMBIA'S CODE OF ORDINANCES. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION WITHIN THE BUFFER EXCEPT AS SPECIFICALLY APPROVED BY THE CITY.

FLOOD PLAN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA OR 100-YEAR FLOOD PLAIN) AS SHOWN BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 29019C0260D, DATED MARCH 17, 2011. THESE LOTS ARE HOWEVER LOCATED IN AN AREA OF 0.2% CHANCE OF ANNUAL FLOOD AS SHOWN ON SAID MAP.

APPROVED BY THE COLUMBIA PLANNING AND ZONING COMMISSION
THIS ____ DAY OF _____, 2011.

DAVID BRODSKY, CHAIRMAN

APPROVED BY THE COLUMBIA CITY COUNCIL THIS ____ DAY
OF _____, 2011.

ROBERT McDAVID, MAYOR

SHEELA AMIN, CITY CLERK

NOTES

1. THIS PLAT CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI STATUTE 20 CSR 2030-16.040(2)(A).
2. RECORD TITLE INFORMATION FOR THIS PLAT WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, TITLE COMMITMENT #1102841, DATED JUNE 9, 2011.
3. THESE LOTS MAY BE SUBJECT TO THE EASEMENT TO BOONE ELECTRIC COOPERATIVE RECORDED IN BOOK 218, PAGE 164. THE EASEMENT IS A BLANKET EASEMENT ACROSS THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 48 NORTH, RANGE 13 WEST.
4. ALL IRONS SHOWN ALONG THE RIGHT-OF-WAY BEING DEDICATED FOR ROLLINS ROAD ARE TO BE SET BY THIS PLAT.

KNOW ALL MEN BY THESE PRESENTS

THE CITY OF COLUMBIA, BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, MIKE MATTHES, CITY MANAGER AND SHEELA AMIN, CITY CLERK, HAVE CAUSED THESE PRESENTS TO BE SIGNED.

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

THE RIGHT-OF-WAY FOR ROLLINS ROAD IS HEREBY DEDICATED FOR PUBLIC USE FOREVER.

CITY OF COLUMBIA

MIKE MATTHES, CITY MANAGER

SHEELA AMIN, CITY CLERK

STATE OF MISSOURI }
COUNTY OF BOONE }SS

ON THIS ____ DAY OF _____, IN THE YEAR 2011, BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MIKE MATTHES, CITY MANAGER AND SHEELA AMIN, CITY CLERK OF THE CITY OF COLUMBIA, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN FINAL PLAT ON BEHALF OF SAID CITY AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC
MY COMMISSION # _____
EXPIRES _____

FINAL PLAT

BONNIE VIEW NATURE SANCTUARY SUBDIVISION

JUNE 27, 2011

CERTIFICATION

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF SECTION 16, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING THE TRACTS DESCRIBED WARRANTY DEED RECORDED IN BOOK 1047, PAGE 377, THE WARRANTY DEED RECORDED IN BOOK 1231, PAGE 954 AND THE CITY ORDINANCE RECORDED IN BOOK 1576, PAGE 414 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

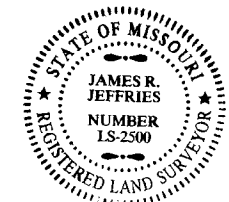
BEGINNING AT THE CENTER OF SAID SECTION 16-48-13; THENCE WITH THE QUARTER SECTION LINE AND THE SOUTH LINE OF BROADWAY FARMS, PLAT NO. 16A, RECORDED IN PLAT BOOK 40, PAGE 98, BROADWAY FARMS PLAT 16, RECORDED IN PLAT BOOK 36, PAGE 58 AND BROADWAY FARMS PLAT NO. 4, RECORDED IN PLAT BOOK 26, PAGE 12, S83°58'50"E, 1316.25 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 16-48-13 AND THE NORTHWEST CORNER OF COLONIAL GARDENS, RECORDED IN PLAT BOOK 7, PAGE 73; THENCE LEAVING SAID QUARTER SECTION LINE AND WITH THE WEST LINE OF SAID COLONIAL GARDENS, S0°52'30"W, 1530.95 FEET TO THE SOUTHWEST CORNER THEREOF AND THE NORTHWEST CORNER OF GRANT SUBDIVISION, RECORDED IN PLAT BOOK 11, PAGE 93; THENCE WITH THE WEST LINE OF SAID GRANT SUBDIVISION, S1°05'45"W, 1080.70 FEET TO THE SOUTHWEST CORNER THEREOF ON THE NORTH LINE OF UNIVERSITY PARK ADDITION #4, RECORDED IN PLAT BOOK 11, PAGE 21; THENCE WITH SAID NORTH LINE AND THE NORTH LINE OF UNIVERSITY PARK ADDITION #7, RECORDED IN PLAT BOOK 12, PAGE 88, N82°46'50"W, 1019.10 FEET TO THE SOUTHEAST CORNER OF TRACT 1-B OF THE SURVEY RECORDED IN BOOK 1681, PAGE 774; THENCE LEAVING SAID NORTH LINE AND WITH THE LINES OF SAID TRACT 1-B, N0°54'35"E, 350.35 FEET; THENCE N82°51'15"W, 300.05 FEET; THENCE N1°00'25"E, 601.10 FEET TO THE SOUTHEAST CORNER OF TRACT 2 OF THE SURVEY RECORDED IN BOOK 1572, PAGE 305; THENCE WITH THE LINES OF SAID TRACT 2, N85°22'55"W, 575.73 FEET; THENCE N24°28'00"E, 551.27 FEET; THENCE N15°28'00"E, 650.00 FEET; THENCE N10°02'00"W, 350.03 FEET; THENCE N4°56'10"E, 139.84 FEET TO THE SOUTH LINE OF ROTHWELL HEIGHTS BLOCK NO. 7, RECORDED IN PLAT BOOK 11, PAGE 17; THENCE WITH SAID SOUTH LINE, S84°02'00"E, 250.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 87.99 ACRES.

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



ALLSTATE
CONSULTANTS
3312 LEMONE INDUSTRIAL BLVD.
COLUMBIA, MISSOURI 65201
(573) 875-8799



James R. Jeffries
JAMES R. JEFFRIES, LS-2500
July 28, 2011
DATE

STATE OF MISSOURI }
COUNTY OF BOONE }SS

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 28th DAY OF July, 2011.

Marla E. Oglesby
MARLA E. OGLESBY

NOTARY PUBLIC
MY COMMISSION #08490598
EXPIRES FEBRUARY 28, 2012

RECEIVED

JUL 28 2011

PLANNING DEPT.

BONNIE VIEW NATURE SANCTUARY SUBDIVISION

JUNE 27, 2011

SCALE: 1" = 100'
0 50 100 200

BEARINGS ARE REFERENCED TO GRID
NORTH FROM THE MISSOURI STATE
PLANE COORDINATE SYSTEM, CENTRAL
ZONE, FROM GPS OBSERVATIONS
USING GRS MONUMENT 80-15 AS
REFERENCE.

GRANT SUBDIVISION AS RECORDED
IN PLAT BOOK 11, PAGE 93

UNIVERSITY PARK ADDITION #4 AS
RECORDED IN PLAT BOOK 11, PAGE 21

WEAVER DRIVE
(50' R/W)

UNIVERSITY PARK ADDITION #7 AS
RECORDED IN PLAT BOOK 12, PAGE 88

BRAY AVENUE
(66' R/W)

CUNNINGHAM ROAD
(66' R/W)

JOHNSON FARMS PLAT 1 AS RECORDED
IN PLAT BOOK 25, PAGE 56

RECEIVED
JUL 28 2011
PLANNING DEPT.

LEGEND

- SO SET 1/2" REBAR W/CAP
(UNLESS NOTED OTHERWISE)
- EO EXISTING 1/2" IRON PIPE
(UNLESS NOTED OTHERWISE)
- PM PERMANENT MONUMENT
- (REC) RECORD MEASUREMENT
- XH DRILL HOLE WITH CHISELED "X"
- CL CENTERLINE
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- SB STREAM BUFFER
- CL CENTERLINE
- AREA OF 0.2% CHANCE OF FLOOD

TRACT 1-B
TRACT SPLIT SURVEY RECORDED
IN BOOK 1681, PAGE 774

WARRANTY DEED RECORDED IN
BOOK 1682, PAGE 688

CURVE DATA				
	DELTA	RADIUS	LENGTH	CHORD
A	5°31'10"	230.00'	22.16'	S8°50'00"E 22.15'
B	102°17'45"	465.00'	830.21'	S57°13'25"E 724.25'
C	17°47'55"	465.00'	144.45'	N80°31'45"W 143.86'
D	86°39'00"	65.50'	99.06'	S76°29'00"W 89.88'
E	51°38'00"	65.50'	59.03'	N80°33'30"E 57.05'

SURVEY RECORDED IN
BOOK 1681, PAGE 774

WARRANTY DEED RECORDED
IN BOOK 1776, PAGE 512

SURVEY AND PLAT BY

ALLSTATE
CONSULTANTS

3312 LEMONE INDUSTRIAL BLVD.
COLUMBIA, MISSOURI 65201
(673) 875-8111



James R. Jeffries
JAMES R. JEFFRIES, PLS-2500
JULY 28, 2011
DATE

EXCERPTS
PLANNING AND ZONING COMMISSION
AUGUST 4, 2011

11-73 A request by the City of Columbia for a two-lot subdivision of A-1 zoned land comprising Bonnie View Nature Sanctuary Subdivision. The 88-acre subject site is located on both sides of Rollins Road, generally west of Fairview Park and Fairview Elementary School. The application includes a request for variance from Section 25-47(b), which requires turnarounds to be installed at the termini of Cunningham Road, Weaver Drive, and an unnamed street, which stub into the subject site.

MR. WHEELER: 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 final plat and approval of the proposed variance from Section 25-479(b).

MR. WHEELER: Are there any questions of Staff? All right.

MR. REICHLIN: This is off subject, but has the trail issue been resolved with the Audubon?

MR. MacINTYRE: The status from the last council meeting, I think, is that the board of directors of the Audubon Society has agreed to a compromise in which the trail would be channeled through the property along the southern boundary with a list of conditions, like no dogs in the Audubon property, and other conditions. I don't have them all in front of me, but I think there is a resolution pending. However, my understanding is that the actual members of the Audubon Society are going to have to vote on that as to whether or not they agree with the board.

MR. REICHLIN: Thank you.

MR. WHEELER: Well, again, this is not a public hearing, but we do allow, if you have any comments for us. All right. Commissioners? Mr. Tillotson?

MR. TILLOTSON: I'm still a little in the dark here. So approving this -- I'm confused about the turnarounds. There will be no turnarounds?

MR. MacINTYRE: That's correct. It would allow no turnaround to be built on each of the stub streets, so it would remain as they are.

MR. TILLOTSON: They remain as they are?

MR. MacINTYRE: Exactly.

MR. TILLOTSON: So any parking that they -- that Bonnie View Nature Sanctuary decides to do, it's at their cost -- their expense?

MR. MacINTYRE: The -- yeah. And back to the park master plan slide -- and I think we do have a representative of the parks department, Steve Saitta, is here. He can probably answer more specific questions, but there is -- off of Rollins Road -- the roundabout on the new section there, they're showing a centralized parking area on the park land that would serve automobile parking use. But there would be an option, I might add, on each of these dead-end stubs for on-street parking, as any other street.

MR. WHEELER: Do you have some tidbits for us?

MR. SAITTA: Well, I'll be here to answer any other questions. I think Steve covered it very well in terms of an explanation of why we would like the variance off the stub streets at this point. Again, we don't believe there are problems. And I think that, you know, oftentimes in a case like this, we might end up needing to assess what the residents that live next to that stub street would feel about this. We're not sure that, you know, if they were asked, that they would prefer the hammerhead or a cul-de-sac off the end of that street versus try-- let's try, you know -- as Steve explained, try living with it as is and see if we've got any problems.

MR. WHEELER: All right.

MR. LEE: I haven't been down that road in a long time. Is that parking area -- that off-street parking lot, is that -- does that exist now?

MR. SAITTA: The large parking lot that is off Rollins, no, it does not. That is part of the first phase of development.

MR. LEE: When would we expect that to happen?

MR. SAITTA: We actually are going to get started on that yet this construction season, so it will be this summer.

MR. LEE: Okay.

MR. WHEELER: Any other questions of this speaker? Thank you. Commissioners?

DR. PURI: I have a question of the Staff. Have the residents been asked about this or not?

MR. MacINTYRE: Judging from Mr. Saitta's response, it sounds like they haven't been directly asked this question. However, I believe you have had several -- the Parks Department has hosted several public input meetings to get to this stage of master plan, and I think that the fact that there are no turnarounds shown currently may indicate that there -- there is a lack of awareness, at least, of a problem at that -- at these turnarounds. So, yeah, I don't think they have been -- I don't think the issue has been raised to them directly.

MR. TILLOTSON: People that live there, there's been no complaints about things were going?

MR. SAITTA: No. We've heard nothing in terms of --

MR. WHEELER: Please -- sorry, but --

MR. SAITTA: That's okay. We've heard nothing this far. And again, we've had, you know, a number of public meetings regarding the development of the park, and that's really not come up as an issue.

MR. LEE: Excuse me. Do we know whether those stubs are being used for public parking for now?

MR. SAITTA: Well, I would say since the City has taken the project -- or property over, I think it has been pretty minimal in terms of parking. We don't have any numbers. We haven't certainly heard any complaints from the residents there about cars parking, you know, along their houses or on those short sections of roadway. So I would say right now I'm sure it has been used some, but not enough to cause any kind of difficulty.

MR. LEE: So there have been no complaints?

MR. SAITTA: No complaints.

MR. LEE: Thank you.

MR. WHEELER: Are there any other questions of this speaker? All right. Commissioners? I'll weigh in on this a little. I know -- I worked with the Parks Department on Derby Ridge Park when they were doing the master plan for that, and they came and told us what the plan was and looked at our input, and so -- you know, it's a pretty lengthy process. I think if there was some concern about these that it probably would have been brought up before now. As I've -- my past votes have probably indicated, I'm not a big fan of extra concrete. I actually think that in some regard, the cul-de-sacs would -- would end up being parking lots. We might -- we might actually create a problem by putting those cul-de-sacs in there. And I think there is a mechanism in place by -- by which if there is a need for a parking lot in the future at this -- at this -- well, at these locations, then that will be addressed, or could be addressed at that point. And so, I don't really have an issue on it. That's my input. You all are quiet tonight.

MR. TILLOTSON: I guess this trail that goes through here -- this natural-surface trail, that's a bike and hiking trail, or is that just a hiking trail? Can you just -- does it matter?

MR. MacINTYRE: I'll let Mr. Saitta address that.

MR. WHEELER: Mr. Saitta.

MR. TILLOTSON: You just as well stay up here.

MR. SAITTA: I might as well stay up here.

MR. WHEELER: Could you just -- I forgot to do this earlier. Can you give us your name and address?

MR. SAITTA: Steve Saitta. I'm sorry. I'm superintendant of planning and development with the parks department. The trail that is indicated there, yes, is a hard-surface trail -- eight foot hard-surface trail running through the park -- bicycle and pedestrian, both. I think your comment regarding the building of the roundabouts or hammerhead turnarounds, that is

something that we -- we often consider when we are looking at turning something like this into park property is that they oftentimes do become small parking lots. And, you know, that would be a consideration, I think, in terms of the impact it might have on the residents either side of that, and their feelings that they would rather -- unless the problem -- unless it becomes a problem -- on-street parking, just keep things, maybe, as is, and avoid having to build that extension into the parks, especially since the general use of this being a nature sanctuary, we are trying to minimize as much infrastructure on the interior of the park as we can. So this would help satisfy that need.

MR. WHEELER: Thank you. Commissioners?

MR. VANDER TUIG: I would agree with you, Mr. Wheeler. I think I'm -- you know, there's a process in place if it does become a problem, and I would certainly support it, with a variance. I'll make a motion to approve a two-lot subdivision of A-1 zoned land comprising of Bonnie View Nature Sanctuary Subdivision, with the request -- of the requested variance from Section 25-47(b).

MR. TILLOTSON: I'll second.

MR. WHEELER: A motion has been made and seconded. Are you ready, Mr. Secretary, to have roll call?

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes:

Mr. Lee, Dr. Puri, Mr. Reichlin, Mr. Tillotson, Mr. Vander Tuig, Mr. Wheeler. Motion carries 6-0.