

Introduced by \_\_\_\_\_ Council Bill No. R 217-13

**A RESOLUTION**

approving the Preliminary Plat of Magnolia Falls Plat 3, a major subdivision, a revision to a portion of the Preliminary Plat of Magnolia Falls.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council hereby approves the Preliminary Plat of Magnolia Falls Plat 3, a revision to a portion of the Preliminary Plat of Magnolia Falls, dated August 12, 2013, a major subdivision located southeast of the intersection of Route KK and Old Mill Creek Road, containing approximately 6.46 acres, and hereby confers upon the subdivider the following rights for a period of seven years from the date of this approval:

- A. The terms and conditions under which the Preliminary Plat was given will not be changed.
- B. The subdivider may submit on or before the expiration date the whole or any part of the subdivision for final approval.
- C. The time for filing the final plat may be extended by the Council for a specified period on such terms and conditions as the Council may approve.

SECTION 2. Prior to approval of the Final Plat of this Subdivision, the subdivider shall have completed the improvements required by the Subdivision Regulations, or in lieu of completion of the work and installations referred to, present security to the City Council with surety and conditions satisfactory and acceptable to the City Council, providing for and securing the actual construction and installation of the improvements and utilities; or put the City Council in an assured position to do the work, obligating the developer to install the improvements indicated on the plat, provided that no occupancy permit will be issued to any person for occupancy of any structure on any street that is not completed in front of the property involved, or the utilities have not been installed to the satisfaction of the City.

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

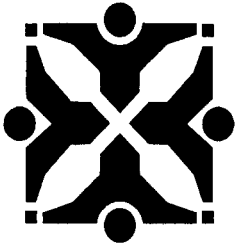
ATTEST:

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

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

APPROVED AS TO FORM:

\_\_\_\_\_  
City Counselor



Source: Community Development - Planning



Agenda Item No:

To: City Council

From: City Manager and Staff

Council Meeting Date: Oct 21, 2013

Re: Magnolia Falls Plat 3 - revised preliminary plat (Case 13-153)

**EXECUTIVE SUMMARY:**

A request by Beacon Street Properties, LLC (owner) for approval of a revision to the previously approved preliminary plat of Magnolia Falls, to be known as "Magnolia Falls Plat 3". The 6.46-acre subject site is located southeast of Route KK and Old Mill Creek Road. (Case 13-153)

**DISCUSSION:**

This is a request to revise the existing preliminary plat for a portion of Magnolia Falls by adding a new street (Cornelia Lane) and increasing the number of R-1 (One-Family Dwelling) zoned lots within the subject area from 14 to 20. While this represents a slight increase in the overall density of the development (from 2.2 to 3.1 units per acre), City Staff have not identified any life-safety issues related to the request, and the proposal would not appear to negatively impact the use, value, or enjoyment of surrounding residential properties.

The entire site was final platted in 2007 as part of Magnolia Falls. Infrastructure, including streets and public utility lines have been installed; however, no homes have been constructed on any portion of the subject site. The proposed reconfiguration would necessitate the relocation of utilities, and approval of a new final plat prior to issuance of construction permits.

The preliminary plat meets all applicable zoning and subdivision regulations.

At its meeting on October 10th, the Planning and Zoning Commission voted (8-1) to recommend approval of the proposed development plan. No citizens spoke on this request. The dissenting Commissioner indicated concern about land disturbance in relation to the proposed revisions to the plat.

A copy of the Planning and Zoning Commission meeting minutes, and Staff's report to the Planning and Zoning Commission, which includes locator maps and a copy of the preliminary plat, are attached.

**FISCAL IMPACT:**

None

**VISION IMPACT:**

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

None

**SUGGESTED COUNCIL ACTIONS:**

Approval of the proposed preliminary plat

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

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
October 10, 2013**

**SUMMARY**

A request by Beacon Street Properties, LLC (owner) for approval of a revision to the previously approved preliminary plat of Magnolia Falls, to be known as "Magnolia Falls Plat 3". The 6.46-acre subject site is located southeast of Route KK and Old Mill Creek Road. (Case 13-153)

**DISCUSSION**

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The entire site was final platted in 2007 as part of Magnolia Falls. Infrastructure, including streets and public utility lines have been installed; however, no homes have been constructed on any portion of the subject site. The proposed reconfiguration would necessitate the relocation of utilities, and approval of a new final plat prior to issuance of construction permits.

The preliminary plat meets all applicable zoning and subdivision regulations.

**RECOMMENDATION**

Approval of the revised preliminary plat

**ATTACHMENTS**

- Locator aerial & topographic maps
- Revised preliminary plat
- Previously approved preliminary and final plats

**SITE HISTORY**

<b>Annexation date</b>	2007
<b>Zoning District</b>	R-1 (One-Family Dwelling District)
<b>Land Use Plan designation</b>	Neighborhood District
<b>Subdivision/Legal Lot Status</b>	Legally platted as part of the final plat of Magnolia Falls

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	6.46 acres
<b>Topography</b>	Rolling hills
<b>Vegetation/Landscaping</b>	Trees
<b>Watershed/Drainage</b>	Mill Creek
<b>Existing structures</b>	None

### **UTILITIES & SERVICES**

<b>Sanitary Sewer</b>	City of Columbia
<b>Water</b>	City Water & Light
<b>Fire Protection</b>	Columbia Fire Department
<b>Electric</b>	Boone Electric

### **ACCESS**

<b>Forsythia Falls Loop</b>	
<b>Location</b>	South and east sides of site
<b>Major Roadway Plan</b>	Local residential street (Improved & City-maintained) No additional ROW required.
<b>CIP projects</b>	None

<b>Crape Myrtle Drive</b>	
<b>Location</b>	West side of site
<b>Major Roadway Plan</b>	Local residential (Improved & City-maintained) No additional ROW required.
<b>CIP projects</b>	None

### **PARKS & RECREATION**

<b>Neighborhood Parks</b>	MKT Nature and Fitness Trail, approximately one mile north of site.
<b>Trails Plan</b>	Site is in a primary priority park acquisition area
<b>Bicycle/Pedestrian Plan</b>	N/A

### **PUBLIC NOTIFICATION**

<b>Public Information Meeting Recap</b>	Number of attendees: 1 Comments/concerns: Tree fall on nearby property (offsite)
<b>Neighborhood Association(s) Notified</b>	Mill Creek Manor
<b>Correspondence Received</b>	None as of this writing

Report prepared by Steve MacIntyre; Approved by Pat Zenner





# Case 13-153: Preliminary Plat Magnolia Falls Plat 3



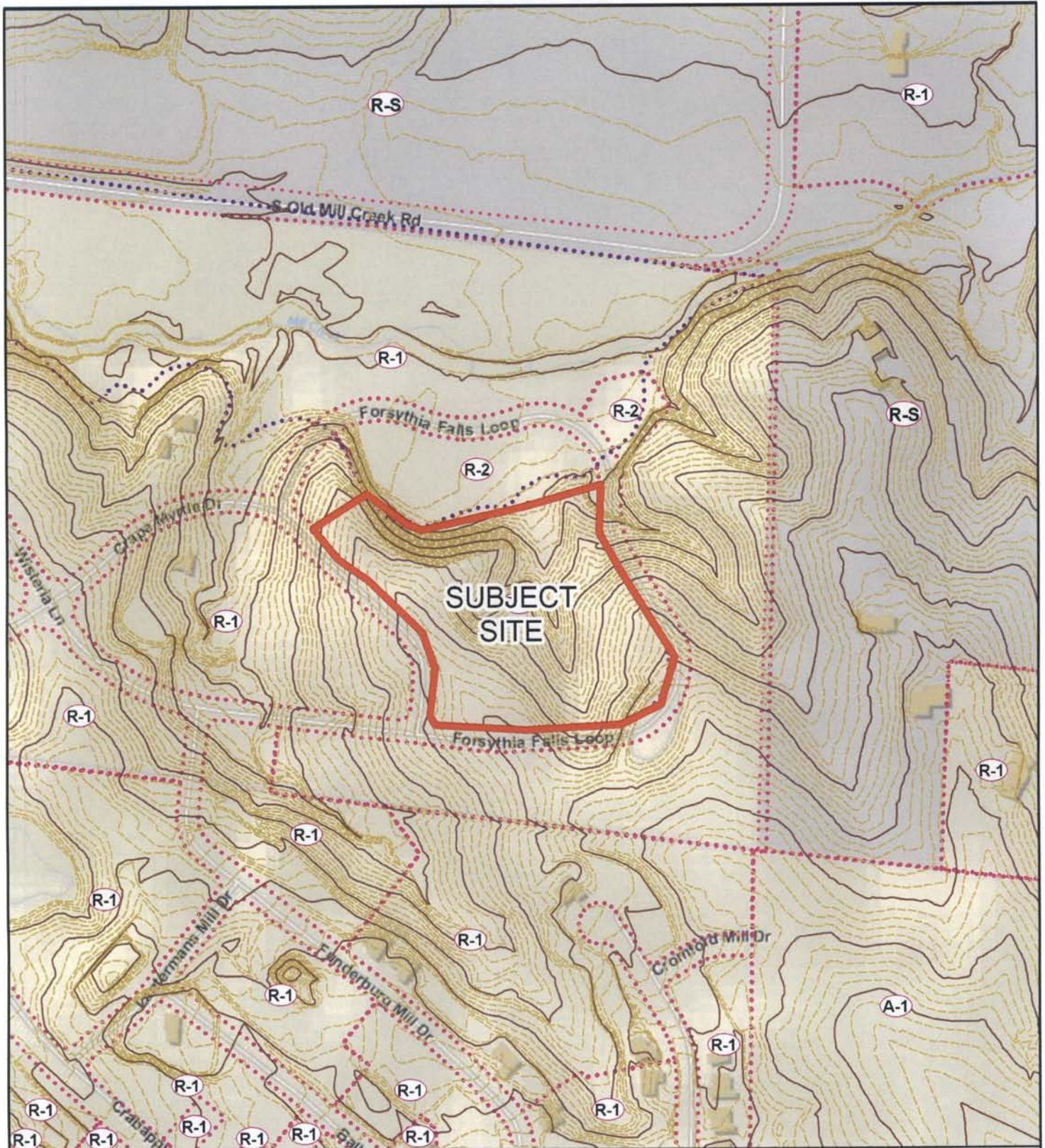
Parcel Data and Aerial Photo  
Source: Boone County Assessor

0 150 300 600  
Feet

1 inch = 300 feet



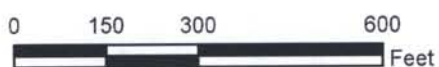




### Case 13-153: Preliminary Plat Magnolia Falls Plat 3



Parcel Data  
Source: Boone County Assessor



1 inch = 300 feet





A REVISION TO MAGNOLIA FALLS PRELIMINARY PLAT

# MAGNOLIA FALLS PLAT 3

AUGUST 12, 2013



**LEGEND**

- MH ○ EXISTING SANITARY MANHOLE
- CO ● PROPOSED SANITARY MANHOLE
- CO ● EXISTING SANITARY CLEANOUT
- CO ● PROPOSED SANITARY CLEANOUT
- CO ● IRON PIPE CAP #2001006115
- EXISTING SET
- RECORD BORE HOLE
- DRILL HOLE
- IP ○ IRON PIPE
- REBAR
- MONUMENT
- PERMANENT MONUMENT
- RIGHT OF WAY MARKER
- STONE
- EXISTING STREET SIGN
- BOONE COUNTY SURVEY
- FINISH GRADE
- TOP OF CURB
- TOP OF PAVEMENT
- FINISH FLOOR
- RADIAL LINE
- CENTERLINE

0.000 SQUARE FEET

00.00 AC

ACRES

EXISTING FENCE

EXISTING SANITARY

PROPOSED SANITARY

EXISTING STORM SEWER

PROPOSED STORM SEWER

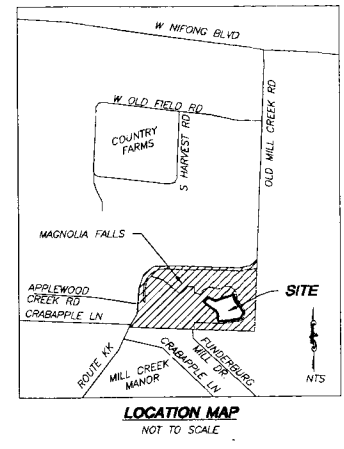
EXISTING FLOWLINE (E)

EXISTING TREELINE

PRESERVED TREELINE

EXISTING CONTOUR

100-YR FLOODPLAIN



**SITE DATA**

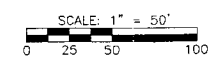
ZONING: R-1  
ACREAGE: 6.46 ACRES  
LOCATION: GRAPE HILL DR. AND FORSYTHIA FALLS LOOP, LOCATED SOUTH OF ROUTE KK AND OLD MILL CREEK ROAD

**OWNER**  
BEACON STREET PROPERTIES, LLC  
C/O SCOTT LINNEMEYER  
3700 MONTEREY DR., SUITE A  
COLUMBIA, MO 65203  
(573) 817-2010

- GENERAL NOTES:**
- ELECTRIC, TELEPHONE, GAS AND WATER LINES WILL BE ADJACENT TO ALL LOTS.
  - THERE WILL BE A MINIMUM 10' UTILITY EASEMENT ALONG THE STREET FRONTAGE OF ALL LOTS.
  - THERE WILL BE A 16' WIDE EASEMENT DEDICATED FOR ALL SANITARY SEWER AND STORM SEWER LINES.
  - ALL STREETS SHALL BE 32' CURB AND GUTTER, AND HAVE A 50' RIGHT-OF-WAY, UNLESS OTHERWISE NOTED.
  - EACH LOT WILL BE DESIGNATED FOR SINGLE-FAMILY DWELLINGS.
- FLOOD PLAIN STATEMENT**
- THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE CITY OF COLUMBIA FLOOD INSURANCE RATE MAP #29018C02700, DATED MARCH 17, 2011.
- 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 AND AS SHOWN ON THE FINAL PLAT OF MAGNOLIA FALLS RECORDED IN PLAT BOOK 41, PAGE 64. THERE SHALL BE NO CLEARING, GRADING CONSTRUCTION OR DISTURBANCE OF VEGETATION WITHIN THE BUFFER EXCEPT AS SPECIFICALLY APPROVED BY THE CITY.

**LEGAL DESCRIPTION**

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI BEING ALL OF LOTS 34-47, A PORTION OF MAGNOLIA FALLS AS RECORDED IN PLAT BOOK 41, PAGE 64 OF THE RECORDS OF BOONE COUNTY, MISSOURI AND CONTAINING 6.46 ACRES.



- UTILITIES**
- NATURAL GAS**  
AMEREN UE  
210 ORR ST.  
COLUMBIA, MISSOURI 65201  
CONTACT: BRUCE DARR  
(573) 876-3030
- SANITARY SEWER**  
CITY OF COLUMBIA  
P.O. BOX 6015  
PUBLIC WORKS DEPARTMENT  
COLUMBIA, MISSOURI 65205  
CONTACT: LINDSEY SCHAEFER  
(573) 874-7290
- WATER**  
CITY OF COLUMBIA  
P.O. BOX 6015  
WATER & LIGHT DEPARTMENT  
COLUMBIA, MISSOURI 65205  
CONTACT: DONNIE NICHOLSON  
(573) 874-7315
- TELEPHONE**  
CENTURYLINK  
625 E. CHERRY ST.  
COLUMBIA, MISSOURI 65201  
CONTACT: DUANE MCCOY  
(573) 886-3503
- CABLE TV**  
MEGACOM  
901 NORTH COLLEGE AVENUE  
COLUMBIA, MISSOURI 65201  
CONTACT: BOB BONER  
(573) 443-1536
- ELECTRICITY**  
BOONE ELECTRIC COOPERATIVE  
1413 RANGLINE STREET  
COLUMBIA, MISSOURI 65205  
CONTACT: DOUG GARDNER  
(573) 441-7231

NORTHEAST CORNER OF SECTION 4-47-13 AS SHOWN BY THE SURVEY RECORDED IN BOOK 1392, PAGE 982

SOUTHEAST CORNER OF SECTION 33-48-13 AS SHOWN BY THE SURVEY RECORDED IN BOOK 1392, PAGE 982

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

RAY PURL, CHAIRPERSON

**A CIVIL GROUP**  
- CIVIL ENGINEERING -  
- PLANNING -  
- SURVEYING -

3401 BROADWAY  
BUSINESS PARK COURT  
SUITE 105  
COLUMBIA, MO 65203  
PH: (573) 817-5750  
FAX: (573) 817-1677

MISSOURI CERTIFICATE OF AUTHORITY: 2001006116

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.



PATRICK M. DEVANEY  
NO. 000882916  
AUGUST 12, 2013

Plotted by: pat; 30 Sep 2013 - 2:38pm

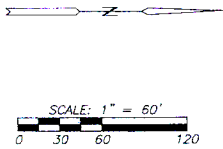




FINAL PLAT  
**MAGNOLIA FALLS**  
JUNE 6, 2007

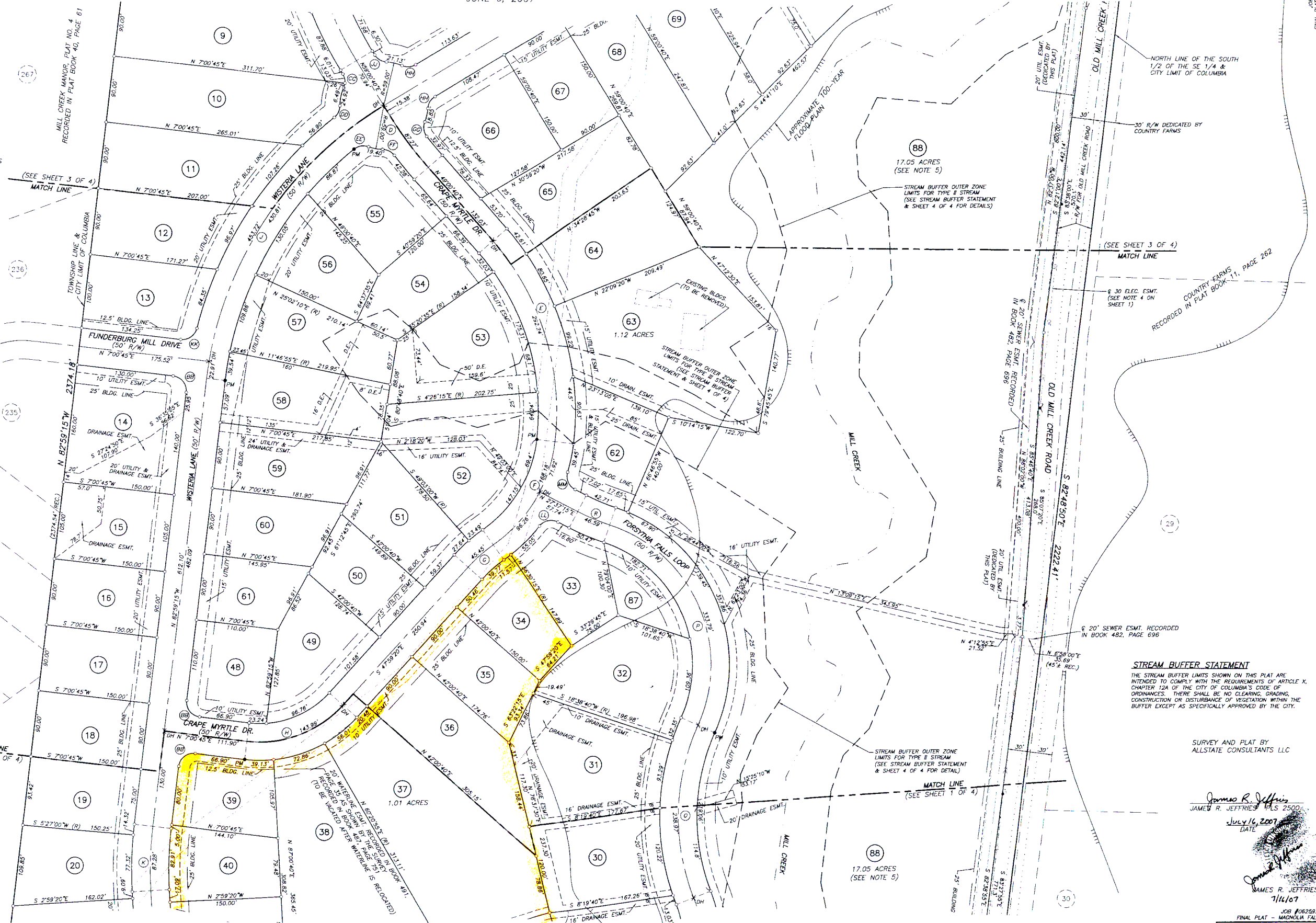
PLAT NUMBER 06259.01 AUG 21 2007

JOB NUMBER 06259.01  
FINAL PLAT - MAGNOLIA FALLS



BEARINGS ARE REFERENCED TO GRID NORTH  
FROM THE MISSOURI STATE PLANE COORDINATE  
SYSTEM, CENTRAL ZONE, FROM GPS  
OBSERVATIONS USING GRS MONUMENT 2 RPA AS  
REFERENCE. (GRID FACTOR=0.9999063)

- LEGEND**
- IRON PIPE (UNLESS NOTED OTHERWISE)
  - E EXISTING
  - S SET
  - PERMANENT MONUMENT
  - (R) RADIAL LINE
  - (REC.) RECORD MEASUREMENT
  - X<sub>OH</sub> DRILL HOLE WITH CHISELED "X"
  - CL CENTERLINE
  - D.E. DRAINAGE EASEMENT
  - U.E. UTILITY EASEMENT
  - EXISTING OVERHEAD ELECTRIC LINE
  - POWER POLE



**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.

SURVEY AND PLAT BY  
ALLSTATE CONSULTANTS LLC

James R. Jeffries  
JAMES R. JEFFRIES PLS 2500  
JULY 16, 2007  
DATE

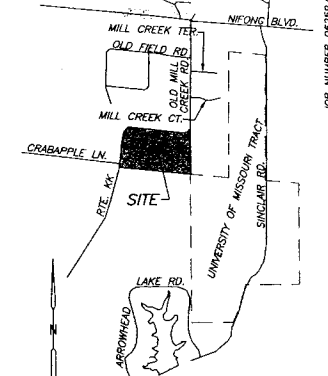
James R. Jeffries  
JAMES R. JEFFRIES  
7/16/07

JOB #06259.01  
FINAL PLAT - MAGNOLIA FALLS



FINAL PLAT  
**MAGNOLIA FALLS**  
JUNE 6, 2007

BOONE COUNTY, MO AUG 21 2007



LOCATION MAP  
NOT TO SCALE

CURVE TABLE				
	Δ	R	L	E TAN
A	143°03'25"	100.00'	249.68'	299.36'
B	90°00'00"	100.00'	157.08'	100.00'
C	36°56'35"	500.00'	322.39'	167.02'
D	10°00'00"	500.00'	87.27'	43.74'
E	47°50'25"	350.00'	292.24'	155.25'
F	48°10'45"	200.00'	168.18'	89.42'
G	13°01'10"	200.00'	45.45'	22.82'
H	55°00'05"	150.00'	143.99'	78.09'
I	51°59'55"	499.94'	453.72'	243.81'
J	10°00'05"	500.00'	87.28'	43.75'
K	120°00'00"	160.00'	335.10'	277.13'
L	34°28'25"	200.00'	120.34'	62.05'
M	112°46'40"	160.00'	314.94'	240.72'
N	45°38'25"	300.00'	238.97'	126.23'
O	95°37'25"	200.00'	333.79'	220.66'
P	8°53'55"	300.00'	46.59'	23.34'
Q	91°41'40"	460.00'	736.17'	---
AA	90°00'00"	30.00'	47.12'	---
BB	90°00'00"	20.00'	31.42'	---
CC	55°56'05"	20.00'	19.52'	---
DD	51°47'15"	20.00'	18.08'	---
EE	58°16'20"	20.00'	20.69'	---
FF	51°59'15"	20.00'	18.15'	---
GG	58°03'05"	20.00'	20.61'	---
HH	55°16'35"	20.00'	19.30'	---
JJ	54°28'50"	20.00'	19.02'	---
KK	82°50'30"	20.00'	28.92'	---
LL	79°33'15"	20.00'	27.77'	---
MM	79°16'40"	20.00'	27.67'	---

SURVEY AND PLAT BY  
ALLSTATE CONSULTANTS, LLC

James R. Jeffries  
JAMES R. JEFFRIES, PLS 2500

July 19, 2007  
DATE

James R. Jeffries

JAMES R. JEFFRIES

July 16, 2007

KOB 06259.01

FINAL PLAT - MAGNOLIA FALLS

SHEET 3 OF 4

BEARINGS ARE REFERENCED TO GRID NORTH  
FROM THE MISSOURI STATE PLANE COORDINATE  
SYSTEM, CENTRAL ZONE, FROM GPS  
OBSERVATIONS USING GRS MONUMENT 2 RPA AS  
REFERENCE. (GRID FACTOR=0.9999063)

SCALE: 1" = 60'  
0 30 60 120

LEGEND

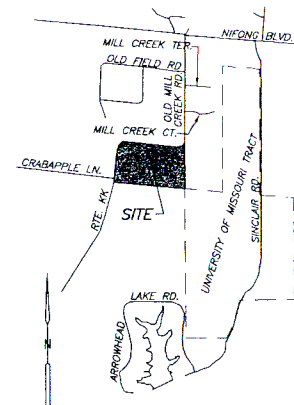
- IRON PIPE (UNLESS NOTED OTHERWISE)
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- POWER POLE



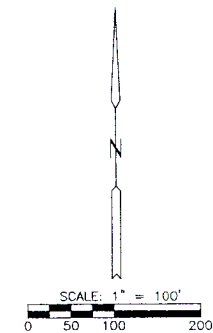
FINAL PLAT  
**MAGNOLIA FALLS**  
JUNE 6, 2007  
STREAM BUFFER LOCATION DETAILS

BOONE COUNTY MO AUG 21 2007

JOB NUMBER 06259.07  
FINAL PLAT - MAGNOLIA FALLS



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.

SURVEY AND PLAT BY  
ALLSTATE CONSULTANTS LLC

*James R. Jeffries*  
JAMES R. JEFFRIES  
7/16/07

*James R. Jeffries*  
JAMES R. JEFFRIES PLS 2500  
JULY 16, 2007  
DATE

FINAL PLAT - MAGNOLIA FALLS  
JOB #06259.07

SHEET 4 OF 4

LINE TABLE		
LINE	BEARING	DISTANCE
1	N 20°49'W	46.0'
2	N 40°36'E	42.0'
3	N 22°55'E	58.0'
4	N 24°00'W	59.0'
5	N 66°49'W	30.0'

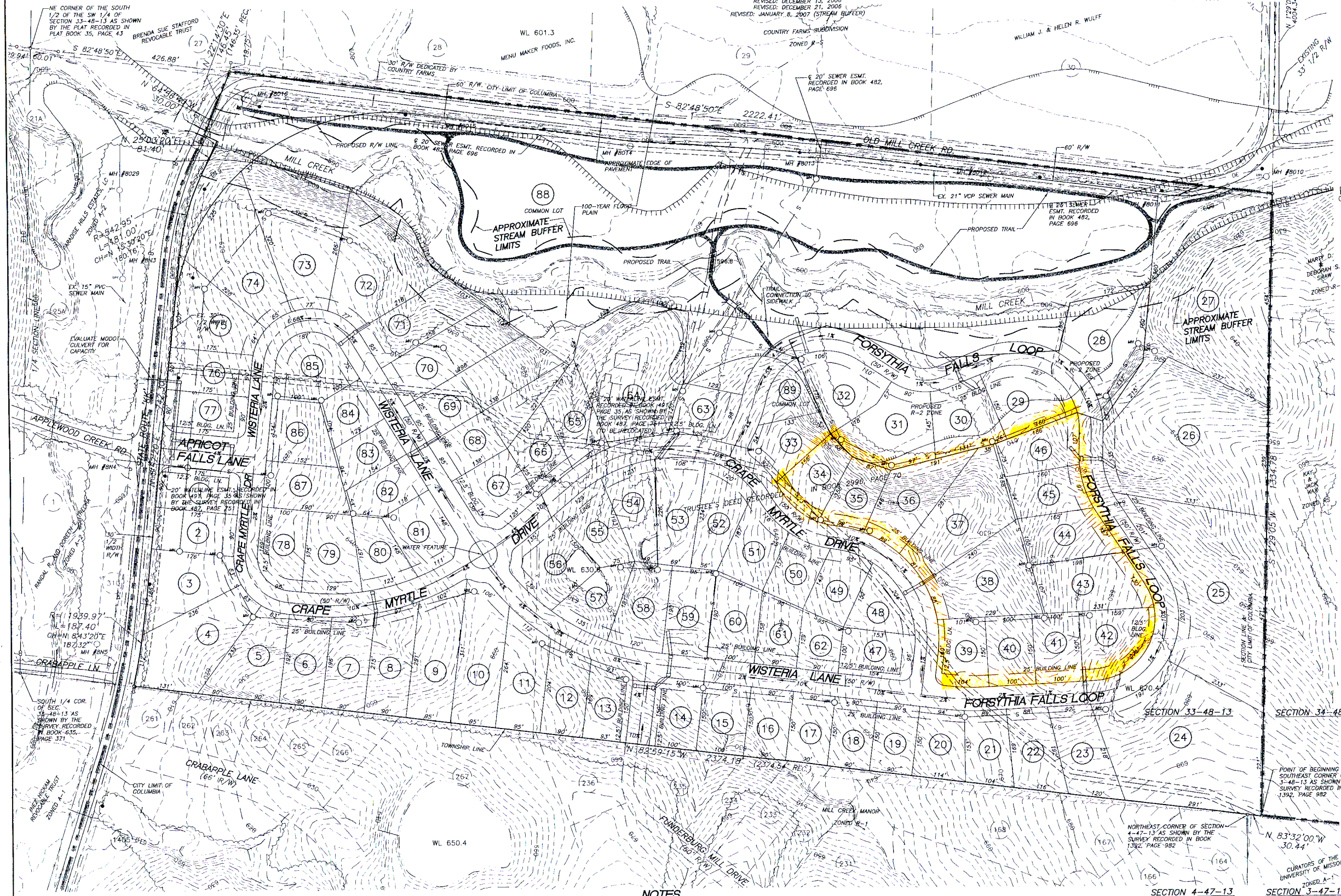


PRELIMINARY PLAT  
**MAGNOLIA FALLS**

SEPTEMBER 21, 2006

REVISED: NOVEMBER 20, 2006  
REVISED: DECEMBER 13, 2006  
REVISED: DECEMBER 21, 2006  
REVISED: JANUARY 8, 2007 (STREAM BUFFER)

NE CORNER OF SEC.  
33-48-13 AS SHOWN BY  
LAND CORNER DOCUMENT  
NO. 600-63734



SCALE: 1" = 100'  
0 50 100 200

LOCATION MAP  
NOT TO SCALE

**LEGEND**

IRON PIPE (UNLESS NOTED OTHERWISE)	SANITARY MANHOLE
TELEPHONE	SANITARY CLEAN OUT
PROPOSED SANITARY SEWER	WATER METER
SANITARY SEWER	WATER VALVE
PROPOSED WATER LINE	FIRE HYDRANT
WATER LINE	POWER POLE
GAS LINE	GUY WIRE ANCHOR
OVERHEAD ELECTRIC	LIGHT POLE
UNDERGROUND ELECTRIC	GAS VALVE
CABLE TV	GAS METER
FENCE	ELECTRIC MANHOLE
FLOWLINE	SIGN
PROPOSED STORM SEWER	BENCHMARK
ELECTRIC TRANSFORMER	CONIFEROUS TREE
TELEPHONE PEDISTAL	DECIDUOUS TREE
TV PEDISTAL	PROP. FIRE HYDRANT
MAIL BOX	PROP. SAN. MANHOLE
GATE CONTROL BOX	PROP. SAN. CLEAN OUT
AREA INLET	
TREES	
STREAM BUFFER	

**EXISTING UTILITIES**

SEWER: CITY OF COLUMBIA (ON SITE)  
WATER: CITY OF COLUMBIA (AT SW CORNER OF PROPERTY)  
ELECTRIC: BOONE ELECTRIC COOPERATIVE (ON SITE)

**SITE DATA**

ZONING: R-1 (67.82 ACRES) AND R-2 (3.59 ACRES)  
ACRES: 71.41 ACRES  
LOCATION: SECTION 33, T48N, R13W  
BOONE COUNTY ASSESSOR'S PARCEL NO. 16-803-33-00-010-00

**FLOOD PLAIN STATEMENT**

THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE CITY OF COLUMBIA'S FLOOD PLAIN MAPS.

**OWNERS / DEVELOPERS**

DELTA SPRINGS DEVELOPMENT, LLC  
1219 TARIAN STREET  
COLUMBIA, MO 65203  
573-876-2634

**PREPARED BY**

**ALLSTATE CONSULTANTS**  
311 LEMMON INDUSTRIAL BLVD.  
COLUMBIA, MISSOURI 65201  
(573) 441-1111

STATE OF MISSOURI  
JAMES R. JEFFRIES  
JAMES R. JEFFRIES  
PLS 2500

JAN. 8, 2007  
DATE

**STREAM BUFFER STATEMENT**

THE APPROXIMATE LIMITS OF THE STREAM BUFFER AS SHOWN FOR THE TYPE I STREAM ARE INTENDED TO COMPLY WITH THE REQUIREMENTS OF ARTICLE X, CHAPTER 12A OF THE CITY OF COLUMBIA'S CODE OF ORDINANCES.

**NOTES**

- THERE WILL BE A 10' UTILITY EASEMENT ALONG THE STREET FRONTAGE OF ALL LOTS.
- THERE WILL BE A 16' WIDE EASEMENT DEDICATED FOR ALL SANITARY AND STORM SEWER LINES.
- ELECTRIC, TELEPHONE AND WATER LINES WILL BE ADJACENT TO ALL LOTS.
- THE LOCATION OF THE PROPOSED TRAIL IS SCHEMATIC. ACTUAL LOCATION WILL BE DETERMINED IN THE FIELD. CONSTRUCTION WILL BE SIMILAR TO THE GRINDSTONE TRAIL USING TYPE I AGGREGATE. THIS TRAIL MAY BE CONVEYED TO THE CITY PARKS AND RECREATION DEPARTMENT.
- NO PRIVATE DRIVEWAYS WILL BE ALLOWED TO ACCESS STATE ROUTE 64. A DRIVEWAY ONTO OLD MILL CREEK ROAD FOR COMMON AREA LOT 88 IS PROPOSED.
- LOTS 88 & 89 ARE COMMON LOTS. THE TRAIL SHOWN ON LOT 88 WILL BE DEDICATED FOR PUBLIC USE.
- THE UNITS IN THE R-2 AREA ARE PLANNED TO BE SOLD INDIVIDUALLY AS CONDOMINIUMS.
- A SIGN IDENTIFYING THE SUBDIVISION WILL BE CONSTRUCTED IN THE ENTRY ISLAND AND A RIGHT OF USE PERMIT IS REQUIRED.
- ALL PROPOSED SHEETS SHALL BE 32" WIDE (RESIDENTIAL FEEDER) EXCEPT FORSYTHIA FALLS LOOP WHICH SHALL BE 28" WIDE (RESIDENTIAL STREET) AND A 5' SIDEWALK WILL BE PROVIDED ALONG ALL STREETS.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 14TH DAY OF JANUARY, 2007.

APPROVED BY THE COLUMBIA CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.

JEFF BARROW, VICE-CHAIR

DARWIN HINDMAN, MAYOR

SHEELA AMIN, CITY CLERK

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION**  
**OCTOBER 10, 2013**

**IV.) SUBDIVISIONS**

**13-153 A request by Beacon Street Properties, LLC (owner) for approval of a revision to the previously approved preliminary plat of Magnolia Falls, to be known as “Magnolia Falls, Plat 3”. The 6.46-acre subject site is located southeast of Route KK and Old Mill Creek Road.**

DR. PURI: May we have a Staff report, please.

Staff report was given by Mr. Steven MacIntyre of the Planning and Development Department. Staff recommends approval of the revised preliminary plat.

DR. PURI: Okay. Questions, Commissioners? Okay. We'll open the floor up for anybody that has to say something about this case. Please approach the podium.

MR. MURPHY: Good evening, Commissioners. Kevin Murphy with A Civil Group, offices are at 3401 West -- or Broadway Business Park Court. I think this is a fairly straightforward case, but I'd be happy to answer any questions if you have any.

DR. PURI: Commissioners? Seeing --

MR. TILLOTSON: Just a quick clarify --

DR. PURI: Mr. Tillotson?

MR. TILLOTSON: I'm sorry.

DR. PURI: Go ahead.

MR. TILLOTSON: To quickly clarify in my mind, they talk about relocation of the utilities. I'm assuming the property owner has to have all that in place?

MR. MURPHY: Yes. That's the developer's responsibility, yes.

DR. PURI: Ms. Loe?

MS. LOE: Did you prepare a final grading plot showing cut and fill for the Public Works review?

MR. MURPHY: We don't have to do that at this point. This is a preliminary plat change.

MS. LOE: Okay.

MR. MURPHY: But with the final plat submittal, we will have to submit that, yes. Thank you.

DR. PURI: Thank you. Anyone else regarding this item. I see no one. We'll close hearing. Commissioners, discussion?

MR. TILLOTSON: I really see it is pretty cut and dried. I make a motion to approve.

DR. PURI: Mr. Tillotson, motion on the floor.

MR. WHEELER: Second.

DR. PURI: Mr. Wheeler seconds. May we have a count, please.



MR. STRODTMAN: Yes. A motion has been made and seconded to approve the request, Item No. 13-153 by Beacon Street Properties for Magnolia Falls, Plat 3, southeast of Route KK and Old Mill Creek Road.

**Roll Call Vote (Voting “yes” is to recommend approval.) Voting Yes: Mr. Lee, Dr. Puri, Mr. Reichlin, Mr. Stanton, Mr. Strodtman, Mr. Tillotson, Mr. Vander Tuig, Mr. Wheeler. Voting No: Ms. Loe. Motion carries 8-1.**