

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 102-13

AN ORDINANCE

approving the Final Plat of Keevins Estate Plat 1 located on the west side of Rock Quarry Road and north of Stags Way, a minor 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 Keevins Estate Plat 1, dated February 25, 2013, a minor subdivision located on the west side of Rock Quarry Road and north of Stags Way, containing approximately 25.41 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 Michael J. Keevins in connection with the approval of the Final Plat of Keevins Estate Plat 1. 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:

City Counselor

PERFORMANCE CONTRACT

This contract is entered into on this 25 day of Feb, 2013 between the City of Columbia, MO ("City") and Michael J. Keevins ("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 Keevins Estate Plat 1, 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 and 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

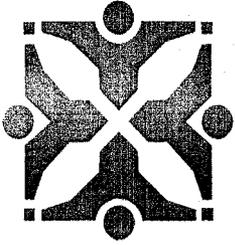
APPROVED AS TO FORM:

Fred Boeckmann, City Counselor

Subdivider

BY: 

Michael J. Keevins



Source: Community Development - Planning ⁴

Agenda Item No:

To: City Council

From: City Manager and Staff 

Council Meeting Date: Apr 15, 2013

Re: Keevins Estate, Plat 1 final plat request (Case #13-39)

EXECUTIVE SUMMARY:

A request by Allstate Consultants, on behalf of Michael Keevins, for a one-lot, final minor plat to be known as Keevins Estate, Plat 1. The 25-acre site is located west of Rock Quarry Road, 250 feet north of Stags Way. (Case #13-39)

DISCUSSION:

The applicant requests approval of a one-lot, final minor subdivision. The 25-acre site, which is zoned A-1 and is currently undeveloped, consists of multiple tracts that had previously been surveyed but never platted; therefore this plat will establish legal lot status for the entirety of the site.

The frontage along Rock Quarry Road is subject to a scenic roadway overlay, which encompasses 83 feet from the centerline of the road in either direction. The Public Works traffic division has requested 38 feet of right-of-way be dedicated along Rock Quarry Road in anticipation of future improvements, which is provided as part of the subdivision. The plat has been reviewed by pertinent departments and agencies, and complies with the Subdivision Regulations.

At its April 4, 2013 meeting, the Planning and Zoning Commission voted 8-0 to recommend approval of the final plat. No one from the public spoke regarding the request. The staff report, locator maps, meeting minutes, and a reduced size copy of the plat are attached.

FISCAL IMPACT:

None.

VISION IMPACT:

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

None.

SUGGESTED COUNCIL ACTIONS:

The Planning and Zoning Commission recommends approval of the final 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/Epands 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 #	N/A
Operating/ Ongoing	\$0.00	Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	N/A
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	N/A

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
APRIL 4, 2013**

SUMMARY

A request by Allstate Consultants, on behalf of Michael Keevins, for a one-lot, final minor plat to be known as Keevins Estate, Plat 1. The 25-acre site is located west of Rock Quarry Road, 250 feet north of Stags Way. (Case #13-39)

DISCUSSION

The applicant requests approval of a one-lot, final minor subdivision. The 25-acre lot consists of multiple tracts that had previously been surveyed but never platted; therefore this plat will establish legal lot status for the entirety of the site.

The frontage along Rock Quarry Road is subject to a scenic roadway overlay, which encompasses 83 feet from the centerline of the road in either direction. No improvements, save for those listed in 29-21.2 (c) are permitted in this overlay area. These permitted improvements include: street/sidewalk construction or reconstruction, clearing necessary to provide roadway and pedestrian safety features, mowing and the removal of dying trees, and agricultural activities.

The Public Works traffic division has requested 38 feet of right-of-way be dedicated along Rock Quarry Road in anticipation of future improvements. This comports with Option B of the major collectors illustrated in Appendix A of the City's design standards for streets, sidewalks, and bikeways and is generally consistent with ROW dedicated on recently recorded plats on Rock Quarry Road. The plat shows 38 feet to be dedicated for such purpose.

The plat has been reviewed by pertinent departments and agencies, and complies with the Subdivision Regulations.

STAFF RECOMMENDATION

Approval of the minor plat.

SITE CHARACTERISTICS

Area (acres)	25.0
Topography	Varied; slopes downward on west side toward stream
Vegetation	Trees, grass
Watershed	Hinkson Creek

SITE HISTORY

Existing structures	Abandoned house
Existing zoning	A-1 (and Scenic Roadway Overlay along Rock Quarry Road)
Annexation date	1964

UTILITIES & SERVICES

Sanitary Sewer	All City of Columbia services
Water	
Electric	
Fire Protection	

ACCESS

Rock Quarry Road	
Major Roadway Plan classification	Major Collector
Capital Improvement Program projects	Description: Rock Quarry Road capacity upgrade improvement from Stadium Blvd. to Grindstone Pkwy. Cost: \$10 M Timeline: 6-10 years
Right-of-way needed	38 feet; 33 provided on plat

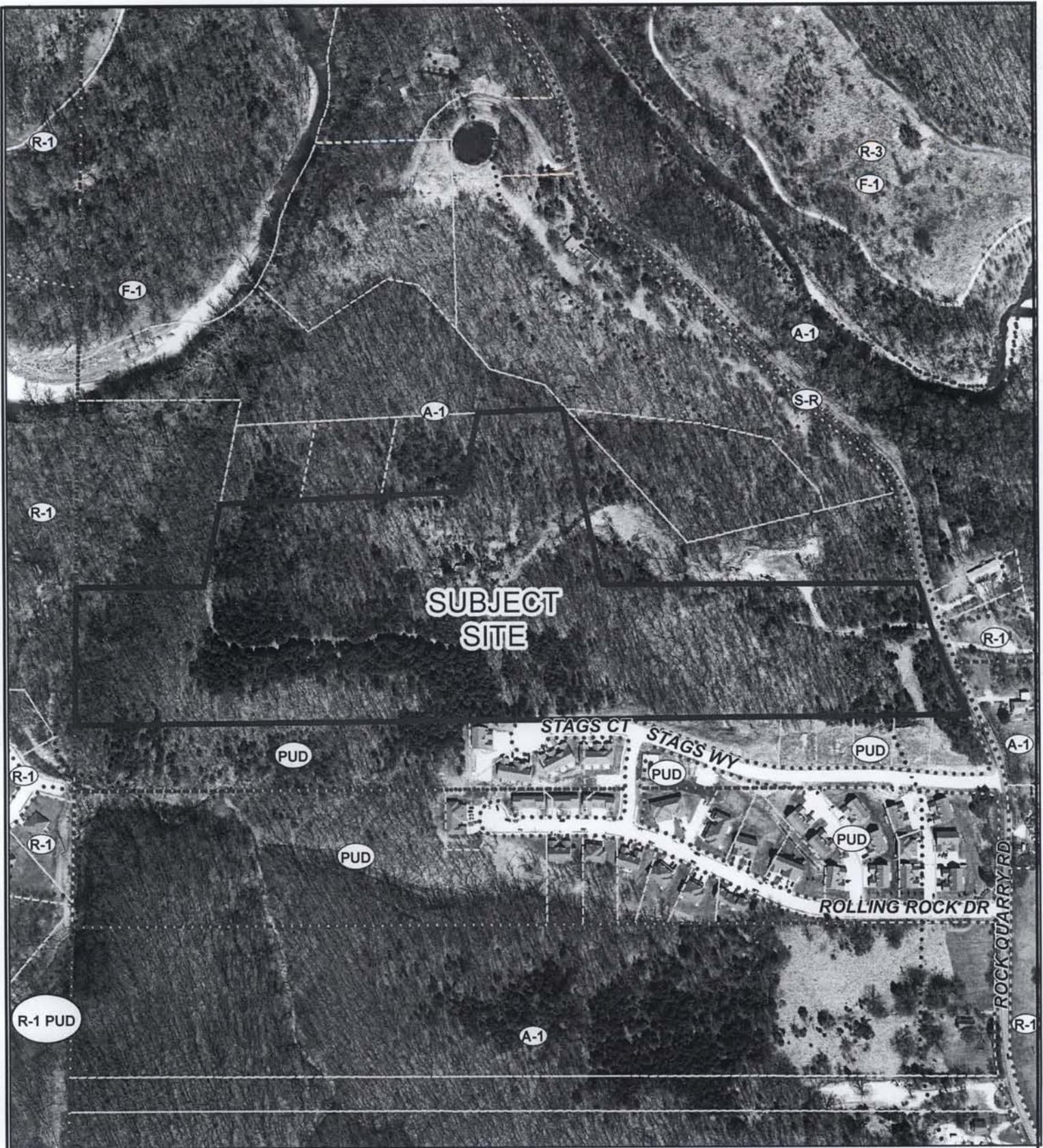
Pedestrian Access Needs	
Sidewalks	Needed along Rock Quarry Road
CATSO Bicycle/Pedestrian Network Plan	Pedways: Rock Quarry Road is an urban trail/pedway

PARKS & RECREATION

Neighborhood Parks Plan	None; Capen Park nearest
Trails Plan	N/A
Trail easement(s)	N/A

Report prepared by ML

Approved by PRZ

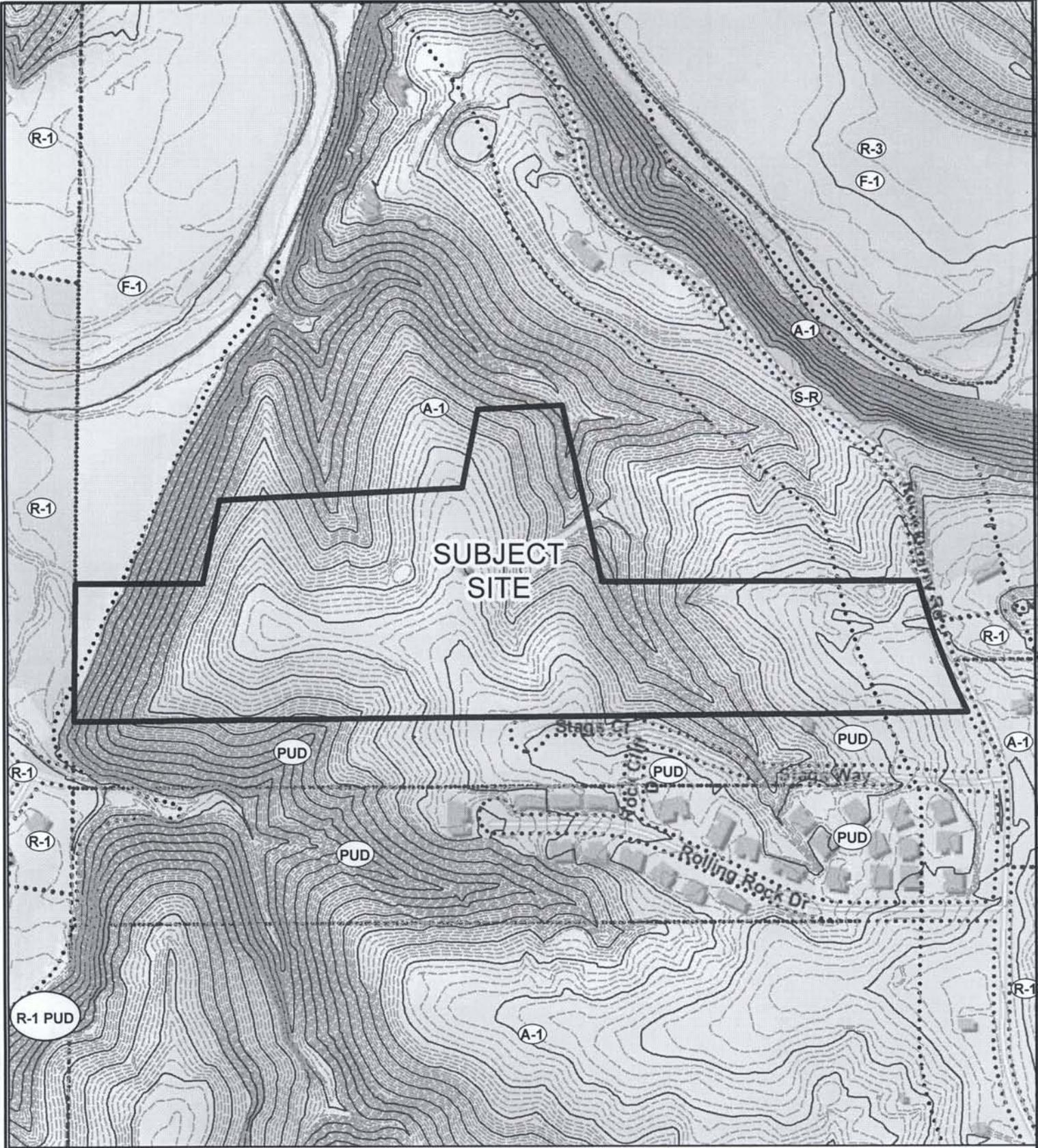


**Case 13-39: Final Minor Plat
Keevins Estate, Plat 1**



1 inch = 350 feet





**Case 13-39: Final Minor Plat
Keevins Estate, Plat 1**



1 inch = 350 feet



**EXCERPTS
PLANNING AND ZONING COMMISSION
APRIL 4, 2013**

IV.) SUBDIVISIONS

13-39 A request by Allstate consultants, on behalf of Michael Keevins, for a one-lot, final minor plat to be known as Keevins Estate, Plat 1. The 25-acre site is located west of Rock Quarry Road, 250 feet north of Stags Way.

MR. WHEELER: May we have a Staff report, please.

Staff report was given by Mr. Matthew Lepke of the Planning and Development Department. Staff recommends approval of the minor plat.

MR. WHEELER: Are there any questions of Staff? Seeing none. This wasn't a public hearing, but it has been our practice to allow any comments if there's any additional information we need. Seeing none, Commissioners, discussion? Ms. Peters?

MS. PETERS: This seems pretty straightforward to me, and unless anybody has any other comments, I'd move for approval.

MR. WHEELER: Motion's been made to approve.

MR. REICHLIN: I'll second.

MR. WHEELER: Mr. Reichlin. Motion's been made and seconded. Any discussion on the motion? When you're ready.

MR. VANDER TUIG: We have a motion and a second to approve Case No. 13-39, a request by Allstate consultants, on behalf of Michael Keevins, for a one-lot, final minor plat to be known as Keevins Estate, Plat 1.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Peters, Dr. Puri, Mr. Reichlin, Mr. Skala, Mr. Strodman, Mr. Tillotson, Mr. Vander Tuig, Mr. Wheeler. Motion carries 8-0.

MR. WHEELER: Recommendation for approval will be sent to City Council.