Introduced by Treece Council Bill No. R 4-22A

Permanent Record
Filed in Clerk's Office

A RESOLUTION

approving the Preliminary Plat for "Greenville Subdivision, Plat 1" located on the north side of Green Meadows Road and south of Green Meadows Circle; setting forth conditions for approval.

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

SECTION 1. Subject to the conditions set forth in Section 3 hereof, the City Council hereby approves the Preliminary Plat of "Greenville Subdivision, Plat 1," as certified and signed by the surveyor on November 24, 2021, a subdivision located on the north side of Green Meadows Road and south of Green Meadows Circle, containing approximately 1.45 acres, and hereby confers upon the subdivider the following rights for a period of five (5) years from the date of this approval:

(A) The terms and conditions under which the preliminary plat was given approval shall not be changed except as required by subsection (C);

(B) The subdivider may submit on or before the expiration date a final plat for the whole or any part of the subdivision for approval;

(C) Each final plat for land included in the preliminary plat application shall comply with any new technical or engineering standards or requirements adopted by Council between the date of the preliminary plat approval and the date of each final plat application for land included in the preliminary plat;

(D) If the subdivider fails to submit a combined total of one-fourth (1/4) of the preliminarily approved lots (in either a single or multiple) final plats before the expiration date, the preliminary plat approval shall expire and be of no force or effect; and

(E) The Director of Community Development may grant a one (1) year extension to the expiration date if no change to a City ordinance would require a change in the plat. An appeal from an adverse decision by the Director on preliminary plat extension shall be made to the Council. Any subsequent extension(s) on preliminary plat expiration date shall be made to 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 Unified Development Code, 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.

SECTION 3. Approval of the Preliminary Plat of Greenville Subdivision, Plat 1 is subject to the following conditions:

1. Addition of a plat note establishing a thirty (30) foot rear setback from the development's internal property lines.

2. Addition of a plat note requiring any structure built on a lot with frontage on Green Meadows Circle to be constructed with a functional entry door facing the Green Meadows Circle street frontage.

ADOPTED this 3rd day of January, 2022.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor