



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 2, 2018

Re: CPS Middle School – Final Plat (Case #18-23)

Executive Summary

Approval of the request will authorize a final plat for the creation of a three-lot subdivision to be known as “CPS Middle School Subdivision.”

Discussion

The applicant is seeking approval of a three-lot final plat on approximately 63 acres located east of Sinclair Road, just south of Chesterfield Drive. The proposed plat shows two lots for development (Lots 1 and 2) and a common lot (Lot 3) that will be utilized for required tree preservation. Development of the northern portion of the 63 acres is impacted by a number of sensitive site features such as climax forest, stream buffer, and a set of utility easements that cut across the property from the northeast to Sinclair Road about 850' south of the northern boundary.

Lot 1 of the plat is proposed to be improved with a new CPS middle school. Site improvements on Lot 1 will be concentrated at the southern end of the parcel. Lot 2 is shown as a potential future park area and Lot 3 is shown as a common lot that contains required tree preservation for the entire 63-acre tract of land. Lot 3 is further specifically identified as being “not for development”.

Sinclair Road is currently an unimproved major collector roadway. The plat depicts dedication of an additional 40-feet of right of way for Sinclair Road to meet required half-width standards. The plat further provides the required utility easements along the roadway frontage and proposes the dedication of two public sewer easements allowing connection of all lots to existing public sewer. One easement enters the property from the north between Lots 2 and 3 and the second easement enters the property from the southwest corner.

A Traffic Impact Analysis was submitted with the preliminary plat since the proposed future middle school would generate more than 100 trips in the peak hour. The traffic analysis indicated the need for a southbound left turn lane into the site from Sinclair Road as well as a left turn lane at the intersection of Route K and Sinclair Road - which is planned as a future roundabout. The Traffic Division reviewed the Traffic Impact Analysis and agrees with its recommendations; however, noted that the installation of the left turn lane on Route K may not be an efficient use of resources due to the planned roundabout construction.

Given this conflict, the applicant and the City's Traffic Engineers have agreed to waive the installation of the required turn lane subject to a fee in lieu payment of \$169,723 - the cost for



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the turn lane construction. This payment would be due from the applicant within 30 days of satisfactory completion of either the roundabout or a left turn lane by the City. If the roadway improvements are not constructed or funds are not allocated for them the applicant would be required to install the left turn lane. If the costs for such installation exceed the estimated \$169,723, the City agrees to reimburse the applicant for the difference in the construction costs up to a maximum of \$50,000. The terms of this payment are contained in Section 2A of the attached Performance Contract.

During the preliminary plat approval process concerns were raised regarding the installation of connecting sidewalks to the surrounding neighborhoods as well as Mill Creek Elementary School along Sinclair Road. Sections 2B and 2C of the attached Performance Contract contain provisions that address these concerns.

Section 2B of the Performance Contract stipulates that the applicant will pay the City \$300,000 or the actual costs of construction as a fee-in-lieu of sidewalk construction contingent on the City purchasing a portion of the applicant's property (potentially Lot 2 and/or Lot 3). This section further states that if no purchase were to occur the applicant would not have to pay the fee in lieu of payment. Section 2C of the Performance Contract provides acknowledgement that the City will complete construction of the sidewalk on the east side of Sinclair Road south of Chesterfield Drive to the northern boundary of the applicant's property. The applicant would be required to construct all sidewalk along its Sinclair Road frontage.

The final plat has been reviewed by both internal and external agencies and found to comply with all UDC provisions, is in substantial compliance with the preliminary plat, and is accompanied by a Performance Contract that provides clarity on the assignment of improvement and payment obligations for off-site infrastructure. Given these findings approval of the final plat is recommended.

Locator maps, final plat, and a copy of the Performance Contract are attached.

Fiscal Impact

Short-Term Impact: Potentially \$300,000 within the next two years associated with off-site sidewalk construction. Such costs may be off-set by the purchase of a portion of the School District property pursuant to Section 2B of the attached Performance Contract. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Potentially a maximum of \$50,000 associated with additional construction expenses for a left turn lane at the intersection of Route K and Sinclair Road should the City not authorize construction or funding for proposed roadway improvements and the applicant's costs for such improvements exceed the currently estimated \$169,723. Additional long-term impacts would include public infrastructure maintenance such as roads and sewers, as well as public safety and solid waste service provision. Such impacts may or may not be off-set by increased property taxes or user fees.



Vision & Strategic Plan Impact

Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Public Safety, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Mobility, Connectivity, and Accessibility, Secondary Impact: Infrastructure, Tertiary Impact: Land Use & Growth Management

Legislative History

Date	Action
1/16/2018	R164-17 Approved: CPS Middle School Subdivision Preliminary Plat

Suggested Council Action

Approval of the final plat for "CPS Middle School Subdivision."