



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 19, 2021

Re: Breckenridge Park, Plat No. 2 – Final Plat (Case 205-2020)

Executive Summary

Approval of this request would result in the creation of a 61-lot final plat to be known as "Breckenridge Park, Plat No. 2." The subject site contains 32.8 acres and is located south of Smith Drive at its western terminus.

Discussion

Crockett Engineering (agent), on behalf of Tompkins Homes, seeks approval of a 61-lot final plat to be known as "Breckenridge Park, Plat No. 2." The 32.8-acre subject property is the second phase of development of a larger tract that was annexed, permanently zoned, and preliminarily platted in October and November of 2016. (B 287-16, annexation/zoning)(R174-16, preliminary plat). At the time of annexation, the property was zoned R-1 (One-Family Residential).

As a condition of annexation approval, the developer was required to enter into a development agreement with the City, which generally addressed infrastructure issues identified during review of the annexation request. One such provision of the development agreement relevant to this request required a contribution of \$100,000 to be used for intersection improvements at Smith Drive and Scott Boulevard. Pursuant to the second applicable provision, a trail easement is dedicated at the intersection of Smith Drive and Angels Rest Way. The easement extends from the intersection to the west, providing access to a planned future extension of the Perche Creek Trail at the parcel's western boundary. Upon approval of this plat, both of these development agreement provisions will be satisfied.

Platting will confer legal lot status upon the proposed lots and allow for the issuance of construction permits for 59 single-family homes and all associated infrastructure. The final plat dedicates roadways for the purpose of accessing each proposed lot, as well as the required 10' utility easements adjacent to public roadways, and all utility easements necessary to serve each lot.

Additionally, drainage easements are established by the plat to facilitate stormwater treatment facilities, also to the west (Lot C4). Pursuant to private agreements, green space conservation easements are provided to the south (Lot C4) and at the southeast corner of the property (Lot C3) as a buffer between the proposed development and neighboring residential subdivisions. The City is not a party to, nor does it enforce such agreements. These easements are voluntary, developer-imposed restrictions.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

At the time the preliminary plat was approved the extension of Smith Drive was not included in the CATSO Major Roadway Plan, but was required to meet collector street standards due to its anticipated traffic load, and it may be added to the CATSO plan in the future. As a result, direct residential driveway access was restricted for lots created along Smith Drive, which must utilize shared drives. The location of these shared drives is depicted on the plat and will be reviewed for compliance upon submission of plot plans for future single-family home permits.

The final plat is in substantial compliance with the approved preliminary plat, UDC and development agreement requirements, and is supported by staff for approval.

Locator maps and the final plat are attached.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as roads and sewers as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
11/21/2016	Approving the Preliminary Plat of Breckenridge Park. (R 174-16)
11/21/2016	Approving the annexation and permanent zoning. (B 287-16)

Suggested Council Action

Approve the final plat of “Breckenridge Park, Plat No. 2”.