



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: March 21, 2016

Re: Steeplechase Estates Plat 5 – final plat (Case #15-225)

Executive Summary

Approval of this request will result in the creation of a 54-lot final plat of R-1 (One-Family Dwelling District) zoned land, to be known as “Steeplechase Estates Plat 5.”

Discussion

The applicant is requesting approval of a 54-lot final plat, which includes 51 lots for single-family development and three common lots for neighborhood amenities and landscaping. The requested subdivision is consistent with the development agreement for the property and the preliminary plat of Steeplechase Estates, which was approved by Council on November 16, 2015 (R 184-15).

The plat has been reviewed by staff and meets all applicable subdivision and zoning regulations. Locator maps, the proposed final plat, and approved preliminary plat are attached.

Fiscal Impact

Short-Term Impact: No new capital spending is expected within the upcoming 2 years as a result of this proposal. All required public infrastructure will be installed at the developer's expense.

Long-Term Impact: The development/redevelopment of this site may increase demands upon the adjacent streets, sanitary sewers, storm sewers, water and electric supply lines. The costs associated with meeting these demands may or may not be offset by increased property and/or sales tax revenues and user fees.

Vision & Strategic Plan Impact

Vision Impacts:

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

Strategic Plan Impacts:

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



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Not Applicable

Legislative History

Date	Action
11/16/2015	Preliminary plat approval - Steeplechase Estates (R184-15)

Suggested Council Action

Approval of the final plat of "Steeplechase Estates Plat 5"