



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 16, 2023

Re: Spring Brook, Plat No. 1 – Final Plat (Case #164-2023)

Executive Summary

Approval of this request would result in the creation of a 5-lot final plat containing 7.44-acres of M-C zoned land that will be known as “*Spring Brook, Plat No. 1*”. The proposed plat is located southeast of the intersection of S. Providence Road and Veterans United Drive, west of the current Veterans United corporate campus. The lots proposed within the subdivision will be accessed from a private street network constructed to City specifications in accordance with an approved development agreement. This plat represents the first plat of a multi-phase/plat development which will ultimately have vehicular connections to both Veterans United Drive and S. Providence Road via the eastern extension of Corporate Lake Drive.

Discussion

Crockett Engineering Consultants (agent), on behalf of MID-AM Development, LLC (owner), seeks approval of a 5-lot final plat containing 7.44-acres of M-C (Mixed-use Corridor) zoned land that will be known as “*Spring Brook, Plat No. 1*”. The proposed plat layout is consistent with that shown on the approved preliminary plat and will constitute the first plat of a multi-phase/plat development ultimately connecting to both Veterans United Drive and S. Providence via an eastern extension of Corporate Lake Drive along the overall development's southern boundary.

The proposed plat depicts all lots being accessible from private ingress/egress easements (Adler and Stellar Drives) that are consistent with the terms of the development agreement that accompanied the preliminary plat. Access to each of the lots is restricted to Adler and Stellar Drives with no access is permitted onto either Veterans United Drive or S. Providence Road. The plat depicts the dedication of right of way to accommodate a future roundabout in the northeast corner of the plat that will be required to be constructed prior to the issuance of a building permit for the fourth lot or a building permit on any lot generating more than 145 trips in the peak hour. The location of the future roundabout is to align with the main entry to the existing MU South Providence Medical Center. No additional right of way is required for either S. Providence or Veterans United Drive.

The lots will be served by adequate public utilities with sufficient capacity to support the 5 lots of M-C development. The associated construction plans for the development show the installation of an off-site public sewer main to the northeast corner of the development. Connection to this off-site main will provide public sewer access to all lots shown on the plat. A public watermain extension will also be required and will be adjacent to the proposed ingress/egress easements within properly dedicated public utility easements. Drainage



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701 East Broadway, Columbia, Missouri 65201

improvements on the site are to remain private given private access easements are being used in lieu of public streets.

Sidewalks will be required along all internal accesses and external roadway frontages. The plat depicts a sidewalk easement between Lots 3 & 4 to connect pedestrian facilities along Veterans United Drive to the interior access easements. This dedication was a requirement of the approved development agreement. Additional off-site pedestrian improvements south of the S. Providence/Southampton/Veterans United intersection will be undertaken which include installation of a striped crosswalk as well as replacement of pedestrian crossing signal actuators at all corners of the intersection. This improvement was also a requirement of the approved development agreement and intended to ensure safe pedestrian passage between surrounding development and future M-C uses within the proposed development.

This request has been reviewed by both internal and external staff. Following this review, it was determined that the plat meets the requirements of the UDC. Staff supports the approval of the plat.

Locator maps and final plat are attached for review.

Fiscal Impact

Short-Term Impact: None anticipated. Any costs associated with relocation of public utilities to be borne by the applicant.

Long-Term Impact: Potential impacts may include additional public infrastructure maintenance (i.e. electric, sewer, and water) as well as public safety and solid waste collection costs. Such impacts may or may not be off-set by increased property tax collections or user-fees.

Strategic & Comprehensive Plan Impact

[Strategic Plan Impacts:](#)

Primary Impact: Reliable and Sustainable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

[Comprehensive Plan Impacts:](#)

Primary Impact: Land Use & Growth Management, Secondary Impact: Infrastructure, Tertiary Impact: Economic Development



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Legislative History

Date	Action
06/20/23	Approved development agreement between City and MID-AM Development, LLC (Ord. 25364, Book 5760 & Page 90)
06/20/23	Approved preliminary plat of Spring Brook (Ord. 25364)

Suggested Council Action

Approve the requested final plat to be known as "*Spring Brook, Plat No. 1*"