



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 2, 2017

Re: Breckenridge Park, Plat No. 1 - Final Plat (Case #17-135)

## Executive Summary

Approval of this request will result in the creation of a 76-lot final major plat for residential use.

## Discussion

The applicant, Crockett Engineering Consultants (agent) on behalf of Tompkins Homes & Development, Inc. (owner), is seeking approval of a 76-lot final major plat on R-1 (One-family Dwelling District) zoned property to be known as *Breckenridge Park, Plat No. 1*. The subject site is located at the western terminus of Smith Drive, approximately 3,000 feet west of Scott Boulevard.

Upon review of the final plat, staff finds that the plat is in substantial conformance with the attached *Breckenridge Park* preliminary plat, which was previously approved for a single-family development. As required by the approved development agreement attached to the Breckenridge Subdivision the applicant has submitted the required fee-in-lieu of payment for the construction of that portion of Broadway that is located within the boundaries of overall development.

The plat has been reviewed by all relevant staff and is in conformance with all regulations. Staff recommends approval.

Locator maps, final plat, and previously approved preliminary plat of *Breckenridge Park* are attached.

## Fiscal Impact

Short-Term Impact: Limited short-term impact. All infrastructure extension will be at developer's expense.

Long-Term Impact: Long-term impact would include infrastructure maintenance and public safety services. Such increased costs may be offset by increased property taxes and user fees.



## Strategic & Comprehensive Plan Impacts

### 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	Approved preliminary plat of Breckenridge Park (R174-16)

## Suggested Council Action

Approve the final plat for *Breckenridge Park, Plat No. 1*.