



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 3, 2019

Re: Villages of Arbor Pointe Phase 4- Preliminary Plat (Case #109-2019)

Executive Summary

Approval will result in the creation of a 133-lot preliminary plat to be known as "The Villages of Arbor Pointe Phase 4 Preliminary Plat".

Discussion

The applicant, A Civil Group (agent), on behalf of Lifestyle Development, Inc. (owner), is seeking approval of a 133-lot preliminary plat on 38.3 acres of R-1 (Single family Dwelling) district zoned property. 132 lots are proposed as single-family residential lots, and one lot (#133) will be a common lot to be used in conjunction with the existing neighborhood pool addressed 5885 Arbor Pointe Parkway.

The site is located west of Arbor Pointe Parkway, between Waco Road and Flatwater Drive, and was previously shown as part of the larger 131-acre preliminary plat known as The Villages at Arbor Pointe, Phase 2 from which Alpha Hart Lewis Elementary School has been subdivided. The site has access along Arbor Pointe Parkway on its eastern frontage (a major collector), with roadway stubs to the north and west to tie into future development. Surrounding zoning includes both Boone County and City single-family dwelling districts.

The subdivision's roadway network complies with all UDC's requirements for residential streets relating to block length, the total number of lots accessing each street segment, and meets the required connectivity index. Direct driveway access to Arbor Pointe Parkway is not permitted and has not been proposed. Sidewalks shall be required along all streets except along the public alley and Sumac Court. Per the UDC, sidewalks are not required along alleys or on streets shorter than 250' in length. At the time of final platting, 10' utility easements will be dedicated along all streets within the development.

It should also be noted that prior to or concurrently with final platting all former entrances not corresponding to new roadway locations along Arbor Pointe Parkway will vacated. Additionally, several previously platted utility easements will be sought for vacation to accommodate the new development layout. A future final plat will dedicate the required rights-of-way and new easements associated with the revised subdivision layout.

Utility service extensions (electric, sewer, and water) will be required to serve the property. Construction plans showing such extensions will be required to be approved prior to Council consideration of the final plat. Sanitary sewer service shall be provided by a public gravity sewer extension from an existing sewer main northwest of the site - no pump stations shall be allowed within the development to serve the proposed lots.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Following staff analysis of the revised development layout and documentation supplied by the applicant showing a reduction in the overall development impervious area, it was determined that the site could develop under the previously approved storm water management plan for the larger area approved as part of the Villages at Arbor Pointe Phase 2 Preliminary Plat. Such conclusion is permitted pursuant to provisions within Chapter 12A of the City Code.

The Planning and Zoning Commission considered this request at their May 9, 2019 meeting. Staff presented its report and the applicant was available to answer questions. Following discussion, a motion to approve the preliminary plat was passed (9-0).

The Planning Commission staff report, locator maps, preliminary plat, and meeting minute excerpts 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, sewers, and water, 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: Infrastructure, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
06/05/06	A resolution approving the Preliminary Plat of the Village at Arbor Pointe Phase 2, a major subdivision (R131-06).

Suggested Council Action

Approval of the resolution approving the "Villages of Arbor Pointe Phase 4 Preliminary Plat."