



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: March 15, 2021

Re: Trade Winds Park, Plat No. 1-B - Replat (Case #98-2021)

Executive Summary

Approval of this request will authorize execution of a resolution confirming that the subject 2-lot Boone County final plat meets the City's subdivision and development requirements. This confirmation is required under the terms and conditions of the 2006 annexation agreement (Ord. #018893) that applies to the subject property. Future building improvements upon the lots will be subject to Boone County standards.

Discussion

Crockett Engineering Consultants (agent), on behalf of Martin Equipment of Illinois, Inc. (owner), is seeking approval of a two-lot final plat of County M-L (Light Industrial) zoned property, constituting a replat of Lot 3 of *Trade Winds Park, Plat No. 1*. The 11.38-acre 2-lot plat will be known as *Trade Winds Park, Plat No. 1-B* and is located at the southwest corner of I-70 Drive SE and Trade Winds Parkway. The plat is outside the City limits; however, is subject to City review prior to it being approved and authorized for recording by the County Commission per the terms of a 2006 annexation agreement.

The 2006 annexation agreement (Ord. # 018893) requires that future subdivision of lots within Trade Winds Park are required to be compliant with both City and County development regulations in regards to subdivision standards and infrastructure construction. Per the agreement, the plat was submitted to the City to confirm that the terms of the agreement have been met. At this time, no new public infrastructure is proposed for construction on the site, and the City does not serve this location with water or electric.

The property is further subject to the terms and conditions of the Grindstone Creek Watershed Cooperative Agreement (Ord. #018430) which addresses sanitary sewer connection requirements which was approved on March 7, 2005. The property is currently served with sanitary sewer service previously installed compliant with the Cooperative Agreement requirements.

The requested final plat has been reviewed by staff and has been found to meet all the standards of the UDC regulations and is recommended for approval. Per the terms of the 2006 annexation agreement, acknowledge that the plat is compliant with the UDC is to occur via a resolution. Following the City's recognition, the Boone County Commission will take final action and authorize the plat to be recorded. Once recorded, all building permitting and regulatory compliance relating to site improvements will be the responsibility of Boone County.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Locator maps, final plat, annexation agreement (2/20/2006) 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: If annexed, 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: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
2/20/2006	Authorized approval of annexation agreement (Ord. #018893)
3/7/2005	Approval of Grindstone Creek Watershed Cooperative Agreement (Ord. #018430)

Suggested Council Action

Approve the proposed final plat of Trade Winds Park, Plat No. 1-B.