



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: March 20, 2017

Re: Sinclair Estates – Final Plat (Case # 17-65)

Executive Summary

Approval of this request will result in the creation of a two-lot subdivision, to be known as "Sinclair Estates".

Discussion

The applicant, Engineering Surveys and Services is proposing, on behalf of Jeffrey E. Smith Investment Co. (owner) a final plat to divide their single lot into two. The subject parcel is located at the northeast corner of Sinclair Road and Southampton Drive. The applicant wishes to create the two separate lots to permit individual ownership of the future site improvements – two (2) 40-unit residential care facility buildings and associated site improvements.

The parcel is currently undeveloped and zoned O-P (Planned Office District). In addition to dividing the existing lot, the plat is required to dedicate additional half-width right of way for Sinclair Road along its frontage. This dedication is depicted on the plat. No such dedication is needed for Southampton Drive.

This plat will confer legal lot status upon the newly-created lots, allowing the required building permits to be issued for the future construction of the two 40-unit residential care facilities (80 units total). The O-P plan for the overall development, which is also considered its preliminary plat, is being concurrently reviewed as Case #17-63.

The Planning and Zoning Commission staff report, locator maps, and final plat are attached for review.

Fiscal Impact

Short-Term Impact: None anticipated within the next 2 fiscal years. All public infrastructure costs will be borne by the applicant.

Long-Term Impact: Long-term fiscal impacts may include increased costs in provision of public safety, trash collection, and infrastructure maintenance. These costs may or may not be off-set by increased property taxes or user-fees.



Vision & Strategic Plan Impact

Vision Impacts:

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

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Mobility, Connectivity, and Accessibility, Tertiary Impact: Not Applicable

Legislative History

8/5/2014	Approved "O-P Plan for Americare at Heritage Village" and rezoning of subject parcel to O-P (Planned Office District) (Ordinance # 22149)
9/18/2012	Approved rezoning of subject parcel from R-1 (One-Family Residential District) to PUD (Planned Unit Development). (Ordinance # 21434)
8/23/2012	Approved "Heritage Village, Plat 1 – Preliminary Plat" (Resolution # 162-12)

Suggested Council Action

Approve "Sinclair Road Plat 1."