



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 15, 2019

Re: Auburn Hills Plat 17- Final Plat (Case #144-2019)

## Executive Summary

Approval will result in creation of a two-lot final replat of property generally located at the northeast corner of Brown School Road and Edenton Blvd.

## Discussion

A Civil Group (agent) on behalf of the Callaway Bank (owner) is requesting approval of a 19.41-acre two-lot final plat to be known as "Auburn Hills Plat 17". The replat will subdivide Lot 1502 of the Auburn Hills Plat 15 into two lots; the northernmost lot (Lot 1702) will be four acres with access from Edenton Blvd., and the southernmost lot (Lot 1701) will be 15.41 acres with access from Edenton Blvd. and Brown School Road. This property was platted under Auburn Hills Plat 10 in 2005, and has been administratively replatted under Auburn Hills Plat 10A, Auburn Hills Plat 12, and Auburn Hills Plat 15.

The applicant is also concurrently pursuing a rezoning (Case # 143-2019) which would rezone the property from PD (Planned Development) and permit it to be developed with commercial uses in M-OF (Mixed use- Office) on Lot 1702 and M-N (Mixed use- Neighborhood) and M-C (Mixed use- Commercial) on Lot 1701.

Sidewalks are in place, and the plat will dedicate 10' utility easements along Brown School Road and Edenton Blvd. The plat shows all previously-dedicated drainage and utility easements. Sufficient right-of-way (ROW) exists for Edenton Blvd., a local non-residential street, and Brown School Road, a major arterial. The plat reflects an existing trail easement and dedicates an additional greenspace easement along the Cow Branch Creek for the Cow Branch Trail, a primary trail project in the 2013 Parks and Open Space Trails Plan.

The property is in the Boone Electric service territory, and the City of Columbia will provide water and sanitary sewer services. A sewer main extension will be required to serve Lot 1702; construction plans have been submitted and approved by the Sewer Utility. No design adjustments have been requested and the plat is compliant with the Unified Development Code and all applicable City policies and codes. Staff recommends approval of the plat.

Locator maps and final plat are attached for Council consideration.



## 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: Land Use & Growth Management, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
January 5, 2005	Approving the Final Plat of Auburn Hills Plat 10 (Ord. 18366)

## Suggested Council Action

Approval of the Auburn Hills Plat 17.