



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 18, 2016

Re: Nova Plaza Subdivision – Final Plat (Case #16-84)

Executive Summary

Approval of this request will result in the creation of a two-lot plat and the dedication of right of way for Nova Way.

Discussion

Engineering Surveys and Services (agent), on behalf of the City of Columbia (owner), is requesting approval of a final major plat on 5.16 acres of C-P (Planned Business District) zoned property. The subject property is located on the west side of Peach Court, approximately 600 feet south of Nifong Boulevard.

Proposed development of the site will include a stormwater management (SWM) facility on Lot 1 and a potential future electric substation on Lot 2 subject to completion of on-going public hearings associated with the Columbia Electric Transmission Line Project. In addition, right of way for a new roadway (Nova Way), which is to be constructed by the City, will be platted through the site to provide additional transportation connections between Peachtree Drive and Nifong Boulevard.

Approval of the plat will create "legal" lots for which a building permits can be obtained upon meeting specific requirements. Approval will also permit construction of the new roadway within a dedicated public right of way. The plat is consistent with the approved C-P plan, known as "Mill Creek Substation C-P", which serves as the preliminary plat for the site (Case #16-18) and meets all applicable subdivision and zoning regulations.

Locator maps and a copy of the final plat are attached.

Fiscal Impact

Short-Term Impact: The City expects to begin construction on Nova Way and the detention facility within calendar year 2016. Funding for Nova Way is to be provided in accordance with the existing development agreement associated with Gentry Estates (located to the west) and the regional detention facility will be funded by the Stormwater Utility.

Long-Term Impact: Maintenance and operation costs for the electric substation and other City operated facilities on the site.



Vision & Strategic Plan Impact

Vision Impacts:

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

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
1/19/2016	Ordinance #22720: Approved rezoning to C-P and C-P development plan for "Mill Creek Substation C-P".

Suggested Council Action

Approve of the final plat known as "Nova Plaza Subdivision".