



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 17, 2023

Re: The Villages at Arbor Pointe, Plat 7 – Final Plat (Case #111-2023)

Executive Summary

Approval of the proposed replat would subdivide *Lot 448 of The Villages at Arbor Pointe Plat 4* into two 0.38-acre legal lots for development purposes.

Discussion

A Civil Group (agent), on behalf of Lifestyle Development, Inc. (owners), seek approval of a 2-lot final plat to be known as "*The Villages at Arbor Pointe, Plat 7*". The 0.70-acre parcel is located northwest of the intersection of Arbor Pointe Parkway and Meandering Court. The subject property is zoned R-1 (One-Family Dwelling), and the applicant's intent is to develop the parcel with two single-family homes.

Access to the property is gained from Arbor Pointe Parkway, along the southeastern boundary of the parcel. Sufficient right of way (ROW) was dedicated by *The Villages at Arbor Pointe, Plat 4*; therefore, no additional ROW is required. The standard 10-foot utility easement as being re-dedicated by the plat along the property's roadway frontage which is in keeping with current City dedication practices. An existing sewer easement is also depicted on the plat at the westernmost corner of Lot 701.

The Villages at Arbor Pointe, Plat 4 included a notation restricting the subject lot (Lot 448) from residential development. The lot was largely encumbered by a street stub provided for a future extension of Meandering Court through Plat 4. The planned roadway extension was subsequently abandoned with the vacation of the stub and the associated utility easements in June 2020. Staff also requested the use restriction, in part, due to the expected traffic volume on Arbor Pointe Parkway and its classification as a collector street. Per Section 29-5.1(f)(2) of the Unified Development Code residential driveways onto collector or arterial roadways are prohibited unless the Community Development Director determines that an alternative is not practicable.

Given the vacation of the right-of-way and easements encumbering the property staff has reconsidered the need for the restriction of residential development and now believes it to be appropriate subject to certain conditions. As such, staff has requested a notation be added to the current plat limiting the two lots to a **single shared** vehicular access point. This arrangement was proposed by the applicant during the proposed revisions "concept review" and supported give it was viewed as being consistent with the vehicular pattern created by the stub of Meandering Court on the property even though it has since been vacated.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

The plat has been reviewed by both internal and external departments/agencies and complies with all requirements of the UDC. The plat is supported for approval.

Locator maps and the final plat (with the shared access note) are attached for review.

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
07/07/20	Approved "The Villages at Arbor Pointe, Plat 4". (Ord. # 024272)
06/01/20	Approved vacation of four right of way stubs and utility easements on the west side of Arbor Pointe Parkway (Ord. # 024244)
06/03/19	Approved "The Villages at Arbor Pointe Phase 4" preliminary plat. (R86-19).

Suggested Council Action

Approval of the proposed final plat to be know as "*The Villages at Arbor Pointe, Plat 7*".