



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 6, 2020

Re: The Gates, Plat No. 5 – Final Plat (Case #108-2020)

Executive Summary

Approval of the request will result in the final platting of 12 R-1 zoned lots and dedications for right of way and easements within The Gates development.

Discussion

Crockett Engineering Consultants (agent), on behalf of Gates Real Estate, LLC (owner), is seeking approval of a 12-lot final major plat of R-1 (One-Family Dwelling) zoned property, to be known as “*The Gates, Plat No. 5*”. The 5.46-acre subject site is located generally on the south side of Old Plank Road, approximately 1,500 feet west of Abbotsbury Lane.

The final plat substantially complies with the previously approved preliminary plat know as “*Preliminary Plat No. 3 of The Gates*”. This plat represents the platting of Lots 1-12 of the preliminary plat, which was revised in 2017. The subdivision will include additional right of way for Wentworth Drive (the second entrance into the subdivision from Old Plank Road) which was a prerequisite to plat more than 100 lots within the subdivision as well as Brackenhill Drive to support the newly created lots.

In addition to the improvements shown on the plat, as a part of staff's review it was revealed that a previously required street and temporary construction easement along Old Plank Road was not recorded as a part of the previously approved preliminary plat. The document associated with these features will be recorded separately from final plat as they do not adjoin the proposed final plat area. The easements will provide the City the ability to improve/widen Old Plank Road in the future.

The final plat has been reviewed by all relevant staff and found to be substantially compliant with the preliminary plat and UDC regulations. Staff recommends approval.

Locator maps, final plat, and the approved *Preliminary Plat No. 3 of The Gates* 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: 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.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

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
10/16/17	Approved revised preliminary plat of <i>Preliminary Plat No. 3 of The Gates</i> . (Res. R146-17)

Suggested Council Action

Approve the final plat of *The Gates, Plat No. 5*.