



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 6, 2018

Re: The Brooks, Plat No.1-A – Final Plat (Case #18-114)

Executive Summary

Approval of this request will replat an existing common lot to combine it with the recently vacated right of way associated with Hoylake Drive (Case #18-130) and dedicate new right of way for a realigned Hoylake Drive. The realignment of Hoylake Drive was shown on the approved Brooks Preliminary Plat #2 to the southwest of this site. The new alignment will provide a roadway connection between Rolling Hills Road to Route WW.

Discussion

Crockett Engineering Consultants (agent) on behalf of JQB Construction, Inc. (owner) is seeking approval of a 3-lot final plat of P-D (Planned Development) zoned property, constituting a replat of Lot C5 of *The Brooks, Plat No.1* along with property previously dedicated as Hoylake Drive, to be known as *The Brooks, Plat No.1-A*. The 0.64-acre subject site is located on the south side of Hoylake Drive, 1,700 feet west of Rolling Hills Road.

Case #18-130 (Hoylake Vacation) is associated with this request and was approved on July 16. It vacated a portion of Hoylake Drive that is included in this replat request (see reference on plat). The requested replat will reconfigure Lot C5 of *The Brooks, Plat No.1* by subdividing it into three common lots, dedicating right of way for the new alignment of Hoylake Drive, and platting the property vacated by Case #18-130, which include the old alignment of Hoylake Drive.

Taken together, the vacation and replat will allow for the redesign of the intersection of Hoylake Drive and Gaston Drive that is depicted on the approved "The Brooks Preliminary Plat #2". Currently, the right-of-way for Hoylake Drive is generally oriented east/west and terminates along the west property line of the site that was included in *The Brooks, Plat No.1*. The redesign of Hoylake Drive would change the alignment, and redirect the roadway to the southwest, terminating along the south property line. To accomplish the redesign requires the replatting (which is the request under current consideration) of the existing common lot C5 and the dedication of additional right-of-way through Lot C5, which is depicted on the attached final plat.

The possibility of this realignment was anticipated at the time the final plat for the *The Brooks, Plat No.1* was approved. The potential realignment was acknowledged on the plat as Note #8, which provides for the replatting of common lot C5 to allow for the dedication of a new right-of-way corridor in the future.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Locator maps, final plat, previously approved *The Brooks, Plat No.1*, and previously approved *The Brooks Preliminary Plat #2* are attached for review.

Fiscal Impact

Short-Term Impact: None.

Long-Term Impact: None.

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: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
7/16/2018	Approved Hoylake Drive ROW vacation (Ord. #23595)
12/18/2017	Approved the <i>The Brooks Preliminary Plat #2</i> (Res. #R183-17)
3/20/2017	Approved the <i>The Brooks, Plat No. 1</i> (Ord. #023118)

Suggested Council Action

Approval of the requested final plat of *The Brooks, Plat No.1-A*.