



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 21, 2017

Re: Kelly Farms - Final Plat (Case #17-134)

Executive Summary

Approval of this request will result in the creation of a 16-lot final major plat for residential use.

Discussion

The applicant, Crockett Engineering Consultants (agent) on behalf of Partnership for Kelly Farms of Columbia, LP (owner), is seeking approval of a 16-lot final major plat on PD (Planned Development) zoned land, to be known as *Kelly Farms*. The 42.98-acre subject site is located on the east side of Cinnamon Hill Lane, approximately 1,200 feet north of Stadium Boulevard.

Upon review of the final plat, staff finds that the plat is in substantial conformance with the attached *Kelly Farms* PD plan, which was recently approved and includes a multi-family development as well as several single-family lots. It also includes the dedication of additional right of way for Cinnamon Hill Lane, a neighborhood collector.

The PD plan serves as the preliminary plat for the site, and the plat is also in conformance with all UDC regulations. Staff recommends approval.

Locator maps, final plat, and previously approved PD plan of *Kelly Farms* are attached.

Fiscal Impact

Short-Term Impact: Limited short-term impact. All infrastructure extension will be at developer's expense.

Long-Term Impact: Long-term impact would include infrastructure maintenance and public safety services. Such increased costs may be offset by increased property taxes and user fees.



Strategic & Comprehensive Plan Impacts

[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
2/6/2017	Approved rezoning to PD and <i>Kelly Farms</i> PD plan (Ord. #23064)

Suggested Council Action

Approve the final plat for *Kelly Farms*.