



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 20, 2017

Re: Christiansen Deline Subdivision – Plat 1 – Final Plat (Case #17-40)

## Executive Summary

Approval of this request will create a three-lot final plat to be known as “Christiansen Deline Subdivision Plat 1,” and accept dedication of right-of-way for an extension of Boone Industrial Boulevard.

## Discussion

The applicant is proposing a 3-lot final plat (Lots 5, 7, and 8) consistent with the revised preliminary plat of the Christiansen Deline Subdivision. The plat will dedicate the required 66-foot right-of-way for Boone Industrial Boulevard necessary to access to Lots 7 and 8. The plat also dedicates a trail easement along the north side of Cow Branch Creek consistent with the Parks and Recreation Department's trail master plan.

Associated with this subdivision is a development agreement that authorized delayed construction of White Tiger Street (west of the subject lots) until Lots 3, 4 or 6 are platted. The agreement was supported by staff due to the existence of other means of access for Lots 5, 7 and 8. Additionally, the developer agreed to pay for the relocation of any utilities that will lie within the Brown School Road right-of-way, once platting and dedication of additional right-of-way occurs.

The development agreement also addresses construction requirements and timing for the dedication of Boone Industrial Boulevard following its installation. The applicant currently does not control the necessary property near the intersection of Highway 763 and Boone Industrial Boulevard to fully dedicate the required right-of-way for its construction into the site. The existing access point was constructed by MoDOT and is generally located along the property line shared between the subject site and the abutting property to the south. Any extension of Boone Industrial Boulevard would require that at least a small portion of the roadway be located on both properties.

In order to allow for the development of the applicant's property without the necessary right of way for Boone Industrial Boulevard being dedicated, the development agreement allows Boone Industrial Boulevard to be partially constructed within an existing access easement on the abutting property. Street construction within the easement is required to comply with the City's street standards for a local non-residential street.

Lots 7 and 8 will be permitted to be accessed through the easement per existing easement rights. Once additional public right of way is secured either by the applicant or through a future roadway dedication, triggered by the development of the property to the south,



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Boone Industrial Boulevard may be dedicated to the City in accordance with the terms of the development agreement.

The proposed plat has been reviewed by internal and external staff and has been found to comply with the approved preliminary plat, its associated development agreement, and the zoning and subdivision regulations. Approval of the plat is recommended.

Locator maps and a copy of the plat 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 and sewers, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and property tax collections.

## 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: Infrastructure, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
12/19/2016	B328-16: Authorized amended development agreement R180-16: Approved revised preliminary plat of Christiansen Deline Subdivision
5/2/2016	Ord. 22801: Approved annexation, permanent zoning Ord. 22802: Authorized development agreement R51-16: Approved preliminary plat of Christiansen Deline Subdivision.

## Suggested Council Action

Approve the final plat of Christiansen Deline Subdivision – Plat 1.