



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 3, 2020

Re: Boone Prairie Village, Plat No. 1 (Case #110-2020)

## Executive Summary

Approval of this request will result in creation of a 37-lot (30 residential and 7 common lots) final plat southeast of the intersection of US Highway 63 and Brown Station Road.

## Discussion

Crockett Engineering (agent), on behalf of Show-Me Central & Missouri Habitat for Humanity (owner), is seeking approval of a 37-lot final on 15.19 acres of R-1 (Single family Dwelling) zoned property to be known as "Boone Prairie Village, Plat No. 1." The site is generally located southeast of the intersection of US Highway 63 and Brown Station Road. 30 of 37 total lots are for single family residential homes. The remaining 7 lots will be maintained by the HOA as greenspace and water quality common lots.

The proposed final plat is approximately 1/3 of the acreage shown on the 2019 approved preliminary plat for Boone Prairie which included 157 lots on 50.28 acres. On May 18, 2020, Council approved a request (Case #238-2019) to vacate several street ROW and easement locations previous dedicated with the final plats of Boone Prairie Plat 1 & 2. Approval of the vacations were necessary to facilitate the roadway network shown on the proposed final plat and were a condition of the preliminary plat's approval.

Access to the subdivision will be from Brown Station Road via Dropseed Drive which aligns with existing Gene Drive on the west side of Brown Station Road. Internal lot access will be via Milkweed Loop and Ramble Drive which connect to Dropseed Drive. The proposed roadway network complies with the UDC provisions which limit subdivision access to a maximum of 30 lots from a single connection point to a through street. As additional phases of the development are platted new lots will connect to the proposed streets shown on this final plat and additional points of ingress/egress will be added to Brown Station Road to ensure compliance with the UDC.

This final plat dedicates the respective portions of the roadway network to serve the 37-lots as well as the required 10-foot utility easements adjacent to each roadway. Sidewalks are in place along Brown Station Road and will be installed on all internal subdivision streets. The property is subject to all landscaping and street trees requirements per Chapter 29-4.4 of the UDC. No design adjustments have been requested and the plat complies with the preliminary plat and all UDC and applicable City policies and codes. Staff recommends approval of the plat.

The locator maps, final plat, and the 2019 Preliminary Plat 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
06/17/2019	A resolution approving the Preliminary Plat for Boone Prairie (Res. #98-19).
05/18/2020	Approval of the vacation of portions of utility, access and drainage easements and street rights-of-way within Boone Prairie, Plats 1 and 2 (Ord. # 024239)

## Suggested Council Action

Approval of the final plat of Boone Prairie Village, Plat No. 1