



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: March 6, 2017

Re: The Brooks, Plat No. 1 – Final Plat (Case #16-135)

Executive Summary

Approval will result in the creation of an 87-lot final plat to be known as "The Brooks, Plat No. 1" and the acceptance of required easements and right of way.

Discussion

The applicant, Crockett Engineering Consultants on behalf of JQB Construction, Inc. (owner) is requesting approval of an 87-lot final major plat on PUD-4 (Planned Unit Development) zoned land, to be known as "The Brooks, Plat No. 1". The 56.44-acre subject site is located on the west side of Rolling Hills Road, approximately 1,500 feet south of Richland Road.

The final plat is compliant with the previously approved PUD plan and preliminary plat known as Woods Edge, which was approved in August of 2014. The site will be developed with 82 single-family dwellings, and will include 5 common lots. The development will also include a major collector known as Hoylake Drive that will connect to Rolling Hills to the east and extend to the property line on the west for future connection with currently undeveloped properties.

The proposed final plat has been reviewed by staff and found to meet all requirements of the subdivision and zoning regulations.

Locator maps, the proposed plat, and the previously approved PUD plan are attached.

Fiscal Impact

Short-Term Impact: Limited short-term impact. All infrastructure extension will be a 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.



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: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
8/4/2014	Approved PUD plan for Woods Edge (Ord. #22150)
12/6/2010	Annexed and rezoned property to PUD-4 (Ord # 20801)

Suggested Council Action

Approve the final plat for "The Brooks, Plat No. 1".