



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 16, 2018

Re: CPS Middle School Preliminary Plat (Case #17-226) - **Supplemental Memo**

## Executive Summary

Approval of this request will authorize a **revised** preliminary plat for the creation of a 3-lot subdivision to be known as "CPS Middle School Subdivision." The original preliminary plat (R164-17) was introduced on November 20, 2017, and showed the creation of a 1-lot subdivision. Consideration of the preliminary plat was tabled to January 16, 2018, to allow for discussion of off-site sidewalk improvements. This supplemental memo explains the changes made to the preliminary plat.

## Discussion

This request was tabled on November 20, 2017, following discussion regarding pedestrian safety improvements along Sinclair Road. Council members expressed concern over the lack of proposed improvements, namely sidewalks and street widening in conjunction with the construction of the new school.

Since tabling the plat, there has been discussion between the City and Columbia Public Schools (CPS) regarding how to address the issues that arose during the November 20, 2017, Council hearing. As a result of those discussions, the submitted preliminary plat has been revised to show an additional two (2) lots within the boundaries of the CPS acreage. Lot 2 is considered a developable parcel and Lot 3, a common lot, is labeled as a "Not For Development" and is to be used as open space and tree preservation.

The newly created lots, per on-going discussion, may be potentially purchased by the City for park and conservation purposes with a portion of the sale proceeds being utilized to construct off-site connecting sidewalk between the subject tract and Mill Creek Elementary School. A fee-in-lieu arrangement is currently under negotiation for the turn lane improvements along Route K as required per the traffic study conducted in connection with the site's proposed development.

Additional revisions to the plat since its introduction include the following:

- An access easement (to be dedicated on the final plat) along the northern property boundary, for access to the common lot; and
- A 16-foot sewer easement across Lot 2, and into Lot 1 to provide sewer access for all the proposed lots.

The revised plat has been reviewed by applicable departments and found to comply with all UDC regulatory standards. The revised plat provides opportunity for CPS to legally convey



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

the newly created lots following final plat approval to the City should such action be authorized, as well as provide a solution to the concern regarding sidewalk installation along Sinclair Road between the subject site and Mill Creek Elementary School.

A copy of the revised preliminary plat is 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.

## Strategic & Comprehensive Plan Impacts

### [Strategic Plan Impacts:](#)

Primary Impact: Infrastructure, Secondary Impact: Public Safety, Tertiary Impact: Not Applicable

### [Comprehensive Plan Impacts:](#)

Primary Impact: Mobility, Connectivity, and Accessibility, Secondary Impact: Infrastructure, Tertiary Impact: Land Use & Growth Management

## Legislative History

| Date     | Action                                     |
|----------|--|
| 11/20/17 | Introduction of Preliminary Plat (R164-17) |

## Suggested Council Action

This memo provides supplemental information.