



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 3, 2024

Re: Legacy Farms, Plat No. 2 – Final Plat (Case # 185-2023)

Executive Summary

Approval of this request will authorize the creation of a 55-lot subdivision to be known as "Legacy Farms, Plat No. 2. The subject 38.62-acre tract of land is part of the overall Legacy Farm subdivision development located on the west side of Sinclair Road south of Southampton Drive and is substantially compliant with the Legacy Farms Preliminary Plat.

Discussion

A request by Crockett Engineering (agent), on behalf of Legacy Land Development, LLC (owner), for approval of a 55-lot final major plat of R-1 (One-family Dwelling) zoned property, to be known as, "Legacy Farms, Plat No.2." The proposed plat includes 50 development lots and 5 common lots. The 38.62-acre subject site is located on the west side of Sinclair Road, south of Southampton Drive.

The final plat substantially complies with the previously approved preliminary plat known as Legacy Farms Preliminary Plat. This plat represents the third subdivision plat of the overall development acreage included on the preliminary plat that was approved April 4, 2022. The plat generally includes lots along Stormy Drive, Stormy Court, Valor Drive, Poseidon Lane (formerly Winfrey Lane), and Athena Loop (formerly Sophie Loop) and will dedicate rights-of-way for all of the aforementioned street segments as well as other appropriate easements necessary for the proposed development's construction.

The current request would extend the development south of Crabapple Lane, following the interior roadway network along the back side of Lot C4, until connecting back to Sinclair Road near the southeast corner of the subject acreage, via Makana Lane. Stormy and Valor Drives were included authorized to exceed maximum block length as part of the development's preliminary plat approval in April 2022 via Ordinance # 024980.

Lot C2 contains an existing Type II stream and its associated stream buffer as well as a portion of an undevelopable strip of land between existing easements which run parallel to one another and bisect the overall Legacy Farms parcel. The northern easement was dedicated for telecommunications use and the southern easement contains a natural gas pipeline. Where Lot C2 coincides with required the stream buffer, it is partially dedicated on the plat as a drainage and utility easement thereby protecting the stream corridor. This drainage and utility easement is then extended to the rear of each adjacent single-family lot to a depth of at least 18 feet. Some lots contain up to 45 feet of easement in order to maintain approximately 25 feet of setback from the telecommunications easement.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Following internal and external agency review, the plat has been found to be compliant with the standards contained within the Unified Development Code, and is consistent with the approved, "Legacy Farms," preliminary plat.

The locator maps, final plat, and the approved preliminary plat are attached for review.

Fiscal Impact

Short-Term Impact: None anticipated within the next 2 years. Any utility extensions or expansion will be at the expense of the developer.

Long-Term Impact: Limited. Future impacts may include increased expenditure in street, sewer, and water infrastructure maintenance as well as public safety and solid waste collection. These impacts may or may not be off-set by user fees or increased property tax collections.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Mobility, Connectivity, and Accessibility, Tertiary Impact: Livable & Sustainable Communities

Legislative History

Date	Action
4/17/2023	Approved: Water line differential for construction of water main along Crabapple Lane. (Ord. # 025308)
03/05/1974	Approved: Preliminary plat for "Legacy Farms" pursuant to execution of the approved development agreement. (Ord. # 024981)
4/4/2022	Approved: Design adjustments pertaining to block lengths on 15 streets exceeding the UDC maximum. (Ord. # 024980)

Suggested Council Action

Approve the proposed replat to be known as, "Legacy Farms, Plat No. 2."