



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 7, 2022

Re: Cottages of Northridge, Plat No. 1 – Final Major Plat (Case #242-2022)

## Executive Summary

Approval of this request will result in the final platting of 16 residential lots and a common lot along with dedications for right of way and easements along Bragg Court.

## Discussion

Crockett Engineering Consultants (agent), on behalf of Hemme Construction, LLC (owner), is seeking approval of a final major plat of PD (Planned Development) zoned land, to be known as *Cottages of Northridge, Plat No. 1*. The plat is consistent with the PD Plan and SOI for the acreage approved on February 15, 2021 and known as "*Cottages of Northridge*." The 2.4-acre site is located on the north side of Northridge Drive, approximately 500 feet east of Oakland Gravel Road.

PD Plans may serve as the preliminary plat for a development, as is the case herein. The approved statement of intent contained reduced setbacks similar to cottage-style dimensional standards aimed at creating smaller lots for single-family detached homes. The plat creates 16 cottage-sized, residential lots in accordance with the approved PD zoning. No design exceptions or design adjustments were requested.

Along with the platting of the 16 residential lots and the common lot, standard utility easements and the right of way for Bragg Court, a local residential street terminating in a hammerhead turnaround, will be dedicated. Bragg Court will be a 28-foot wide paved street flanked by 5-foot sidewalks. A 5-foot sidewalk will also be installed along the site's frontage on Northridge Drive. Per the PD Plan, there will be a cluster mailbox location subject to USPS siting requirements located near the front of the development.

Upon review of the final plat, staff finds it is in substantial conformance with the approved PD Plan and preliminary plat, *The Cottages of Northridge*, and all UDC regulations.

Locator maps, final plat, and approved *Cottages of Northridge* PD Plan 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 for 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/or property tax collections.

## Strategic & Comprehensive Plan Impact

### Strategic Plan Impacts:

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

### Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
2/15/21	Approved - PD rezoning, statement of intent and PD Plan/Preliminary Plat for "The Cottages of Northridge" (Ord. 24539)

## Suggested Council Action

Approve the final plat for *Cottages of Northridge, Plat No. 1*.