



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 21, 2020

Re: Wellington Manor, Plat No. 3A - Final Plat (Case #4-2021)

## Executive Summary

Approval of this request will result in the creation of a 2-lot final plat to be known as *Wellington Manor, Plat No. 3A*.

## Discussion

Crockett Engineering Consultants, LLC (agent), on behalf of Troy and Shirley Miller (owners), seeks approval of a two-lot final minor plat on R-1 (One-Family Dwelling) zoned property to be known as *Wellington Manor, Plat No. 3A*. The site is located approximately 0.25 miles south of the intersection of Kipling Way and St. Charles Road and sited at the terminus of Bradbury Drive.

The proposed plat expands existing lot 40, of *Wellington Manor Plat No. 3*, for the purposes of accommodating a future single-family structure on the vacant lot which is impacted by topographical conditions. The expanded lot (shown as Lot 40A on the Plat 3A) takes 0.33-acres from a previously unplatted tract that was recently annexed into the city. This action would bestow legal lot status on the unplatted tract, now shown as Lot 40B, which is currently improved with a single-family and accessory structure.

This platting action does not require the construction of new streets and it has been concluded that adequate right of way is existing for Bradbury Drive. The plat will dedicate all required utility easements and shows all existing utility easements previously dedicated. Sidewalk will be required to be installed along the portion of the Bradbury Drive adjoining Lot 40A prior to issuance of a final certificate of occupancy for the future single-family home.

The final plat meets all the standards of the UDC regulations and is recommended for approval by staff.

Locator maps and the final 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:** Possible impacts could be 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.



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

## Strategic & Comprehensive Plan Impact

### 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
10/5/2020	Voluntary annexation of property (4000 Bradbury Drive) and assignment of R-1 zoning (Ord #24383).
6/19/2003	Approved final plat of <i>Wellington Manor, Plat No. 3</i> (Ord #17720).

## Suggested Council Action

Approve the final plat for *Wellington Manor, Plat No. 3A*.