



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 17, 2020

Re: The Vineyards, Plat No. 8 – Final Plat (Case #33-2020)

Executive Summary

Approval of the subdivision request will result in the creation of 33 R-1 Single-family zoned lots within the Vineyards development, with dedications for right of way and easements.

Discussion

A request by Crockett Engineering Consultants (agent), on behalf of THD-REB Properties, LLC (owner), for approval of a 33-lot final major plat located on R-1 (Single-Family Dwelling) zoned land, to be known as *The Vineyards, Plat No. 8*. The 16.71-acre subject site was located west of Dumas Drive, at the western terminus of Stone Mountain Parkway and Random Ridge.

The final plat includes property that was previously included in the preliminary plat of *The Vineyards, Plat No. 2*. The plat generally represents the platting of Lots 677-682, 686-691, 714-722, and 623-632 of from the preliminary plat, which was partially revised in 2015. The plat will grant additional right of way for the extension of the streets known as Stone Mountain Parkway and Random Ridge, as well as a 16-foot Green Space Trail Easement along the South Fork of the Grindstone Creek for a future trail extension.

In a related action, the Parks & Recreation Department was recently authorized to enter into an agreement to transfer ownership of a common lot within Plat 7 (north of Lot 801 on Plat 8) from THD-REB Properties, LLC to City. The transfer of the property, which is Lot C1 of *The Vineyards, Plat No. 7*, represents the fulfillment of an existing development agreement condition relating the annexation of the property upon which the Vineyards has developed. Suitable locations for the donation of a lot within the Vineyards to fulfill the development agreement condition were evaluated with each final plat submission and Lot C1 was identified during evaluation of Plat 8 as being most suitable for park purposes.

Upon review, the requested final plat has been found to be in substantial conformance with the approved preliminary plat. The plat meets all the standards of the UDC regulations and is recommended for approval by staff.

Locator maps, final plat, and the previously approved *The Vineyards Plat No. 2* preliminary plat 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 such as 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: 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
12/21/2015	Approved revised preliminary plat <i>The Vineyards</i> , Plat No. 2 (Ord. 22672)
11/21/2005	Approved preliminary plat <i>The Vineyards</i> , Plat No. 1 (Res. 266-05A)

Suggested Council Action

Approve the final plat of *The Vineyards*, Plat No. 8.