



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 15, 2018

Re: Creeks Edge, Plat No. 4 - Final Plat (Case #18-154)

Executive Summary

Approval will result in the final plat of 70 R-1 single-family zoned lots, along with dedications for rights of way for residential streets and easements.

Discussion

Crockett Engineering Consultants (agent), on behalf of JQB Construction, Inc. (owner), is seeking approval of a 70-lot final major plat of R-1 (One-Family Dwelling District) zoned property, to be known as "*Creeks Edge, Plat No. 4*". The 44.11-acre subject site is located north and south of the current western terminus of Sawgrass Drive.

This phase of the Creeks Edge development provides a through street connection to Regal Way within the Thornbrook subdivision, to the south, and Stonington Drive within Bradburry Estates subdivision, to the west, of the site. In addition, Sawgrass Drive will stub to the west side of the property to provide for additional connectivity in the future. This additional connection also allows for more than 100 lots to be platted and developed within this subdivision, as required prior to the adoption of the UDC.

Upon review of the final plat, staff finds it is in substantial conformance with the approved preliminary plat, *Creeks Edge*, and is in conformance with all UDC regulations. Staff recommends approval.

Locator maps, final plat, and the previously approved *Creeks Edge* preliminary plat are attached.

Fiscal Impact

Short-Term Impact: Limited short-term impact. All infrastructure extension will be at developer's expense.

Long-Term Impact: Public infrastructure maintenance such as roads and sewers, as well as public safety and solid waste service provision. Future impacts may be offset by increased user fees and 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
11/21/2011	Approved the preliminary plat of <i>Creeks Edge</i> . (Res. R208-11)

Suggested Council Action

Approve the final plat for *Creeks Edge*, *Plat No. 4*.