



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 20, 2017

Re: Bass Crossing, Plat No. 1 – Final Plat (Case # 17-47)

Executive Summary

Approval of this request will result in the creation of a one-lot final plat and dedication of a public right of way for new minor arterial to be known as Hackberry Boulevard.

Discussion

The applicant is seeking approval of a 22-acre one-lot final plat of industrially zoned land approximately 700 feet south of Prathersville Road and east of Range Line Street (Hwy 763) in northwest Columbia. The plat includes the dedication of right of way for a future minor arterial roadway to be known as Hackberry Boulevard that will ultimately traverse the balance of the development tract and provide connectivity between Prathersville Road and Range Line Street.

The proposed final plat is consistent with the January 3, 2017 approved preliminary plat entitled "763 Industrial Park Preliminary Plat." To support the development of the 22-acre parcel and its associated roadway construction, several additional off-site easements will be dedicated by separate documents to secure access to public services such as sanitary and storm sewers. The plat has been reviewed by both internal and external staff and found to meet all zoning and subdivision regulations. Approval of the plat is recommended.

Locator maps and a copy of the final plat are attached.

Fiscal Impact

Short-Term Impact: No short-term costs are anticipated within the next two fiscal years. All public infrastructure costs to prepare the site for development will be borne by the applicant.

Long-Term Impact: Long-term costs associated with this proposal will include provision and maintenance of public safety, utility, and roadway services. These long-term costs may or may not be off-set by increased taxes and user fees.



Vision & Strategic Plan Impact

Vision Impacts:

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

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Mobility, Connectivity, and Accessibility, Tertiary Impact: Not Applicable

Legislative History

Date	Action
1/3/2017	Approval of preliminary plat for 763 Industrial Park (R2-17)

Suggested Council Action

Approve the final plat of Bass Crossing, Plat No. 1.