



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 5, 2024

Re: Legacy Woods Plat No. 1 – Final Plat (Case # 101-2025)

Executive Summary

Approval of this request would replat a 12.92-acre parcel of land currently described as, "Lot 1202 of Legacy Farms, Plat No. 1" into a new 50-lot subdivision to be known as "Legacy Woods, Plat No. 1". Of the 50 lots, 46 are proposed single-family homesites and the remaining 4 lots are identified as common lots of which one contains the internal subdivision street Athena Drive (formerly Ewing Drive). The subject acreage is zoned PD (Planned Development) and is located northwest of the intersection Crabapple Lane and Darlington Drive within the Legacy Farms Subdivision.

Discussion

Crockett Engineering (agent), on behalf of JM Realty LLC (owner), seeks approval of a 50-lot final plat of a 12.92-acre parcel located on the northwest of the intersection of Darlington Drive and Crabapple Lane within the Legacy Farms Subdivision. The subject parcel was originally platted in 2023 as part of Legacy Farms Plat No. 1 and was intended to be developed under its then existing R-MF (Multiple-family Dwelling) zoning classification as a cooperative housing development containing 49 detached single-family homes on the 12.92-acre site.

After installation of the required infrastructure, the property remained otherwise undeveloped and eventually was returned to the lender. The property was successfully rezoned from R-MF (Multi-family Dwelling) to PD (Planned District) in early 2025, and granted design adjustments for connectivity issues and sidewalk construction on the west side of the internal private street, Athena Drive (previously Ewing Lane). Following the parcel's rezoning, the acreage was sold to the current owner who is now seeking to replat the acreage into the individual lots shown on the approved PD Plan which also served as the site's new preliminary plat. Since the parcel was previously platted, the review of the attached final plat follows the "Resubdivision/Replat" criteria found within Sec. 29-5.2(d) of the UDC. Approval of the proposed resubdivision/replat shall only be approved by the Council if the Council determines that:

1. The resubdivision would not eliminate restrictions on the existing plat upon which neighboring property owners or the city have relied, or, if restrictions are eliminated, the removal of such restrictions is in the best interest of the public;
2. Adequate utilities, storm drainage, water, sanitary sewer, electricity, and other infrastructure facilities are provided to meet the needs of the resubdivision, or, there will be no adverse effect on such infrastructure facilities caused by the resubdivision; and



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3. The replat would not be detrimental to other property in the neighborhood, or, if alleged to be detrimental, the public benefit outweighs the alleged detriment to the property in the neighborhood.

Staff's analysis of the above criteria is provided below.

The proposed plat would not remove any restrictions from the existing plat. The resulting development will be substantially similar to what was previously proposed except that each of the homes to be constructed will be placed on their own individual, privately-owned lot. An additionally, 4 common lots will be constructed on the acreage than what was proposed under the R-MF cooperative layout.

Staff has evaluated access to and available capacity of utility infrastructure needed to support the development and did not identify any limitation or concerns. All infrastructure needed to serve the parcel was installed by a previous owner, and any other required upgrades or extensions to serve the resulting development would be installed at the developer's expense. Staff does not believe that the proposed replat would lead to any detrimental impacts on the adjacent properties.

The proposed final plat, "Legacy Woods, Plat No. 1," is compliant with all provisions of the UDC, and with the approved, "Legacy Woods PD Plan," which serves as the parcel's preliminary plat. All applicable easements of record are depicted on the attached final plat as are the standard 10-foot street frontage utility easements along all roadway frontages including the internal private street, Athena Drive. The 10-foot utility easements will be dedicated to public use with the recording of the final plat. No additional street right-of-way is required at this time.

A copy of the approved, "Legacy Woods PD Plan," locator maps, and the proposed final plat are attached for review.

Fiscal Impact

Short-Term Impact: None. Costs associated with relocation or expansion of public infrastructure will be borne by the applicant.

Long-Term Impact: Possible impacts may include additional costs associated with the provision of public safety, roadway maintenance, trash collection, and utility maintenance (sewer) services. Increased costs may or may not be off-set by increased property tax collection or user-fees.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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



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[Comprehensive Plan Impacts:](#)

Primary Impact: Land Use & Growth Management, Secondary Impact: Mobility, Connectivity, and Accessibility, Tertiary Impact: Livable & Sustainable Communities

Legislative History

| Date | Action |
|------------|---|
| 01/06/2025 | Approved rezoning from R-MF to PD, statement of intent, and PD plan for, "Legacy Woods." (Ord. 025861) |
| 01/06/2025 | Granted design adjustments relating to block length, street segment connections, and waiver of sidewalk construction along west side of Athena Drive. (Ord. 025860) |
| 02/23/2023 | Approved: Final Plat Legacy Farms, Plat No. 1 (Ord. 025251) |
| 04/04/2022 | Approved: Preliminary Plat for Legacy Farms (Ord. 024981) |
| 04/04/2022 | Approved: Design Adjustments in relation to the proposed Preliminary Plat for Legacy Farms (Ord. 024980) |
| 04/04/2022 | Approved: Rezoning from A to R-1, R-MF , and M-N (Ord. 024979) |

Suggested Council Action

Approve, "Legacy Woods, Plat No. 1."