



701 East Broadway, Columbia, Missouri 65201

Council Memo

Department Source: Community Development

To: City Council

From: City Manager & Staff

Council Meeting Date: August 17, 2026

Re: The Gates, Plat No. 8 & 9 – Final Plat (Case # 150-2026)

Impacted Ward: Ward 5

Executive Summary

Approval of this request would result in the creation of a 51-lot subdivision of R-1 (One-family Dwelling) zoned property located approximately 2,200 feet southwest of the intersection of Old Plank Road and Route K. The proposed final plat includes 48 single-family development lots and 3 common lots which are located internally to three proposed loop streets. The final plat will bestow legal lot status upon the resulting lots permitting the issuance of building permits on the parcel.

Discussion

Crockett Engineering (agent), on behalf of Lombardo Homes of Columbia LLC (owner), is seeking approval of a 51-lot final major plat of their 27.24-acre, R-1 zoned property. The proposed final plat is consistent with Lots 3-60 of, The Gates Preliminary Plat No. 3, representing the final phase of platting within the development.

The final plat includes provisions for the extension of Brackenhill Court to the south of its current terminus, and three additional loop streets. Dovenby Court serves Lots 801-807, with Lot C1 internal to the street loop. Selside Court Serves Lots 810-815 and circumnavigates Lot C2. Willsbridge Court then serves Lots 920-929 and contains Lot C3 at its northern end. An additional street is stubbed to the western property line, providing additional connectivity if the parcels to the west are ever redeveloped. Each street is provided the requisite 50-foot right-of-way width.

Given the curvature of the streets within the development, standard 10-foot utility easements are widened to 20 feet, and are dedicated by the plat along all street frontages in accordance with City subdivision standards. Drainage and utility easements are dedicated, with varied widths at the rear of lots wrapping the southwest property boundary, and at the rear of most internal lots as needed throughout the subdivision to cover existing utilities and drainage patterns.

All other easements of record are depicted on the plat, including a 20-foot waterline easement which was dedicated by separate document along the southern edge of Brackenhill Court at Selside Court. This easement is redundant to the newly dedicated street frontage easement on Lots 808-809, Lots 815-817, and Lot 901.

The proposed final plat has been reviewed by both internal/external staff and agencies and has been found to be compliant with the approved preliminary plat and all provisions of the UDC. All applicable easements of record are depicted on the plat, and new easements are dedicated by the plat where necessary.

Locator maps, approved preliminary plat, and proposed final plat are attached for review and reference.

Fiscal Impact

Short-Term Impact: None anticipated. Any costs associated with the extension or relocation of public utility infrastructure will be borne by the applicant.

Long-Term Impact: Any potential impact may or may not be offset by increased user fees and/or property tax collection.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Infrastructure, Tertiary Impact: Mobility, Connectivity, and Accessibility

Legislative History

Date	Action
10/16/2017	Approved: The Gates, Preliminary Plat No. 3 (Res. R146-17)
06/05/2014	Approved: Preliminary Plat of, The Gates, Plat 2 (Res. R128-14)
05/08/2014	Approved: The Gates Revised Preliminary Plat (Res. R97-14)
06/30/2005	Approved: The Gates Preliminary Plat (Res. R185-05)

Suggested Council Action

Approve the proposed plat to be known as, "The Gates, Plat No. 8 & 9."