



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 19, 2024

Re: Amberton Place Plat No. 1 – Final Plat (Case # 148-2024)

Executive Summary

Approval of this request would create 23 single-family lots and two common lots on a 7.97-acre parcel located on the north side of Barberrry Avenue. The subject parcel represents the first phase of development in accordance with the Amberton Place Preliminary Plat which is proposed as “cottage” sized lots.

Discussion

Crockett Engineering (agent), on behalf of Hemme Construction, LLC (owners), are seeking approval of a 25-lot final plat, containing 7.97 acres, which is situated on the north side of Barberrry Avenue in northwest Columbia. The proposed final plat is consistent with Lots 1-13, 106-115, C1, and C2 of the, “Amberton Place,” preliminary plat which was approved by City Council on February 5, 2024. This phase is zoned R-2 Two-family Dwelling. The developer has received approval to use the optional “cottage” development standard, which allows single-family dwellings on lots not less than 30 feet in width and 3,000 square feet in area.

Concurrent with the approval of the overall Amberton Place preliminary plat, Council authorized the City Manager to execute a development agreement with Hemme Construction, LLC. Provisions within the agreement require the developer to provide a preliminary centerline design for Barberrry Avenue from the development’s Gibbs Road entrance eastward to the intersection with Grayson Drive. The agreement also requires the developer to design a pedestrian connection to Barberrry Park and other minor traffic control improvements. All of these items are required to be submitted and approved by City staff prior to the approval of the first final plat on the subject site. Each of these items was submitted concurrently with this platting request and have been approved by staff.

Additional right-of-way (ROW) is to be dedicated by the plat for both sides of Barberrry Avenue along the south frontage of the parcel. Barberrry currently sits within a substandard right-of-way of varying width, and partially within a street easement at the southwest corner of the parcel. Therefore, in keeping with current practice, the plat provides for the full dedication of right-of-way in place of the existing easement in order to reach a 30-foot half width given Barberrry Avenue’s neighborhood collector designation on the CATSO Major Roadway Plan. Appropriate rights-of-way are also dedicated for the planned extension of Gibbs Road (66’ wide major collector) and the proposed Bosco Bel Drive (50’) and Roxie Court (44’), which provide vehicular access to the resulting lots.

Standard 10-foot utility easements are provided along all street frontages. Additional drainage and utility easements, of varying widths, are provided generally at the rear of each lot to provide for sewer service. These easements are depicted on the plat and will be



dedicated to the city upon recording. Sewer will be accessed from the north side of Gibbs Road via two previously recorded offsite easements documents. A temporary turnaround easement was also previously dedicated, by separate document, on the north side of Gibbs to provide an adequate turnaround for fire protection services. The book and page recording information for these easements are provided on the proposed plat.

The plat has been reviewed by all applicable staff and external agencies, and conforms to the standards of the Unified Development Code. All appropriate easements of record are depicted, and all easements and rights-of-way necessary to serve the future lots not previously dedicated are shown on the plat.

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

Fiscal Impact

Short-Term Impact: No impacts anticipated in the next two fiscal years. Any extension of public infrastructure to serve the proposed development will be at the expense of the property owner/developer.

Long-Term Impact: Public infrastructure maintenance associated with sanitary sewer as well as public safety and solid waste service provision are expected to be minimal. 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: Reliable and Sustainable Infrastructure, Secondary Impact: Resilient Economy, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

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

Legislative History

Date	Action
3/12/2024	Board of Adjustment authorized use of "optional development standards" for cottage-style lot development on R-2 zoned portions development acreage.
2/5/2024	Approved Amberton Place Preliminary Plat. (Res. R29-24)
1/16/2024	Approved annexation and R-1, R-2, and R-MF zoning. (Ord. 025551)
12/18/2023	Annexation public hearing held.
12/4/2023	Set a public hearing on the proposed annexation. (Res. R189-23)

Suggested Council Action

Approve the, "Amberton Place Plat No. 1," final plat.