



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 20, 2020

Re: The Gates, Plat No. 4A - Replat, Final Plat (Case #75-2020)

Executive Summary

Approval of this request would result in the enlargement of an existing lot.

Discussion

Crockett Engineering Consultants (agent) on behalf of Gates Real Estate LLC (owner) is seeking approval of a one-lot final plat that will include the replat of Lot 426 of *The Gates Plat No. 4* and approximately 595 square feet of previously unplatted property, all zoned R-1 (One-Family Dwelling District), to be known as *The Gates, Plat No. 4A*. The 0.29-acre subject site is located at the current terminus of the Rivington Drive right of way, approximately 1,200 east of Abbotsbury Lane, and addressed as 2901 Rivington Drive.

The applicant is seeking to expand the size of an existing residential lot by an additional 595 square feet to accommodate a site plan for a single-family home. The side lot line will be expanded to the east; however the lot width at the street will remain the same.

This additional property would come from property adjacent to the lot to the east. This property, while included on *The Gates Preliminary Plat #3* as a part of another residential lot, has not been platted to date, but would likely be platted with a future phase of The Gates subdivision. It was determined that this small expansion of Lot 426 does not represent a significant deviation from the existing preliminary plat. The adjacent, planned lot (from where the extra 595 sq.ft. is taken) will still have significant area to be platted as depicted on the preliminary plat.

The subdivision is considered a replat, and pursuant to Section 29-5.2(d)(4) of the UDC, the replat does not appear to create any detrimental impacts or remove any restrictions that were previously relied upon by adjacent property owners or the City.

The requested final plat has been found to be in substantial conformance with the approved preliminary plat. The plat meets all the standards of the UDC regulations and is recommended for approval by staff.

Locator maps, final plat, and previously approved final plat are attached.



Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as roads and sewers, as well as public safety and solid waste service provision. 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: 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
2/5/2018	Approved the final plat of <i>The Gates, Plat No. 4</i> . (Ord. #023466)

Suggested Council Action

Approve the final plat of *The Gates, Plat No. 4A*.