



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 5, 2023

Re: Trade Winds Park, Plat 5 - Replat (Case #177-2023)

Executive Summary

Approval of this request will authorize execution of a resolution confirming that the subject 6-lot Boone County final plat meets the City's subdivision standards and is compliant with the terms and requirements of a 2006 annexation agreement (Ord. #018893) that applies to the subject property. Recording of the final plat and issuance of future building permits for improvement upon the lots will be subject to Boone County standards.

Discussion

A Civil Group (agent), on behalf of Trade Winds Technology Development, LLC. (owner), is seeking approval of a 6-lot final plat of County M-L (Light Industrial) zoned property, constituting a replat of Lot 405 of *Trade Winds Park, Plat No. 4*. The 16.95-acre 6-lot plat will be known as *Trade Winds Park, Plat No. 5* and is located northwest of the corner of Richland Road and Trade Winds Parkway. The plat is outside the City limits; however, is subject to City review prior to it being approved and authorized for recording by the Boone County Commission per the terms of a 2006 annexation agreement.

The 2006 annexation agreement (Ord. # 018893) requires that future subdivision of lots within Trade Winds Park are required to be compliant with both City and County development regulations in regards to subdivision standards and infrastructure construction. Per the agreement, the plat was submitted to the City to confirm that the terms of the agreement have been met. At this time, a new public street is proposed for construction on the site to serve four of the six new lots. Proposed Lots 505 & 506 will share an access to Trade Winds Parkway. The street meets City standards and all lot frontages, per the approved City construction plans will have sidewalk installed upon them. The City does not serve this location with water or electric.

The property is further subject to the terms and conditions of the Grindstone Creek Watershed Cooperative Agreement (Ord. #018430) which addresses sanitary sewer connection requirements which were approved on March 7, 2005. The overall acreage is currently served with sanitary sewer service previously installed compliant with the Cooperative Agreement's requirements. Individual sewer laterals to serve each of the 6 lots will be installed as part of each lot's future improvement.

The requested final plat has been reviewed by staff and has been found to meet all the standards of the UDC regulations and is recommended for approval. Per the terms of the 2006 annexation agreement, acknowledgment that the plat is compliant with the UDC is to occur via a resolution. Following the City's recognition, the Boone County Commission will



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take final action and authorize the plat to be recorded. Once recorded, all building permitting and regulatory compliance relating to site improvements will be the responsibility of Boone County.

Locator maps, final plat, and 2006 annexation agreement are attached.

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: Long-term impacts may include increased external roadway infrastructure and utility infrastructure maintenance costs as well as increased costs for public safety and solid waste collection. These impacts may or may not be off-set by increased property tax collections and/or user fees.

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: Economic Development

Legislative History

Date	Action
5/20/23	Approved Trade Winds Plat 4 (R-97-23)
2/20/06	Authorized approval of annexation agreement (Ord. #018893)
3/7/05	Approval of Grindstone Creek Watershed Cooperative Agreement (Ord. #018430)

Suggested Council Action

Approve the proposed final plat of Trade Winds Park, Plat No. 5.