



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: March 7, 2016

Re: The Gates Park - Final Plat (Case #16-5)

## Executive Summary

Approval of the request will result in the creation of a 1-lot final plat to be known as "The Gates Park".

## Discussion

The applicant, Crockett Engineering Consultants, on behalf of the owner, Mike Tompkins Et Al, is requesting approval of a one-lot final plat containing 56.25 acres on the west side of S. High Point Lane, approximately 1,100 feet south of State Route K. The proposed plat will dedicate the required half-width (additional 30-feet) for High Point Lane and establish required utility easement along the site's High Point Lane frontage.

On January 19, 2016, the City Council authorized the Parks and Recreation Department to proceed forward with a purchase agreement for this lot. Such agreement is being considered concurrently on the March 7 Council agenda and includes provisions that will assign the responsibility of public infrastructure improvements (i.e. utilities and sidewalk) to the City. Such infrastructure is normally required to be installed by the applicant within 3-years of plat approval. In this instance, the property will be acquired for park purposes and will principally be used as a nature area with limited infrastructure demand. As demands increase, necessary utilities and sidewalks can be phased-in and accounted for as part of the City's CIP process or use Park's Sales Tax revenues to off-set their installation costs.

The plat has been reviewed by staff and meets all applicable subdivision and zoning regulations. Locator maps and the final plat are attached for review..

## Fiscal Impact

Short-Term Impact: Limited. Acquisition of the proposed parcel is part of the Park Sales Tax revenue. Timing of sidewalk installation and utility infrastructure will be upon improvement of park site.

Long-Term Impact: City maintenance and operational expenses which will be contained within the Parks and Recreation Department budget.



## Vision & Strategic Plan Impact

### Vision Impacts:

Primary Impact: Development, Secondary Impact: Parks, Recreation & Greenways, Tertiary Impact: Not Applicable

### Strategic Plan:

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

### Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Infrastructure, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
7/21/14	Res. #128-14: Approved preliminary plat of "The Gates, Plat 2"
7/21/14	Ord. #22127: Approved annexation and rezoning to R-1.

## Suggested Council Action

Approval of the final plat for "The Gates Park".