



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 16, 2017

Re: Arrowhead Lake Estates Plat 3 – Final Plat (Case #17-167)

## Executive Summary

Approval of this request will result in the creation of a 4-lot final minor plat and replat of R-1 zoned property.

## Discussion

The applicant, Allstate Consultants, LLC (agent) on behalf of Arrowhead 3, LLC (owner) is seeking approval of a 4-lot final plat on R-1 (One-family Dwelling District) zoned land, to be known as Arrowhead Lake Estates Plat 3. The 26.72-acre subject site is located approximately 1,200 feet north of Sinclair Road on the east side of West Lake Arrowhead Drive.

The requested plat would subdivide currently unplatted property as well as property that was recently annexed into the City along Arrowhead Drive (Case #17-156), which had been previously platted in the County. The site can be served by utilities and will utilize the existing Arrowhead Drive for access, and no additional right of way will be required. As part of the requested plat, the applicant also requested a design adjustment to allow sensitive areas to be incorporated into the residential lots, which are all 6 acres or larger.

At its August 10, 2017 meeting, the Planning and Zoning Commission considered this request. Staff presented its report and two representatives for the applicant gave an overview of the request. Commissioners inquired on how preservation easements will ensure the preservation of the trees. Ensuring that the areas remained preserved will likely be dependent on resident reporting, as there is no procedure in place for active enforcement. No one from the public spoke regarding the request. Following additional discussion, the Planning and Zoning Commission voted (9-0) to recommend approval of the final plat.

A copy of the Planning Commission staff report, locator maps, final plat, design adjustment request, land analysis map, and meeting excerpts are attached.



## Fiscal Impact

Short-Term Impact: Limited short-term impact. All infrastructure extension will be at developer's expense.

Long-Term Impact: Long-term impact will be limited as this property will receive sanitary service from BCRSD, water from Consolidated Water, and electric from Boone Electric. Roadway maintenance is Boone County. Potential long-term City costs may be incurred through provision of public safety and solid waste services. Such increased costs may or may not be offset by increased property taxes and user fees.

## Strategic & Comprehensive Plan Impacts

### 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
8/21/2017	Approved rezoning to R-1 for portion of property (Ord #23273)
8/21/2017	Approved annexation and permanent zoning of R-1 for portion of property (Ord #23272)

## Suggested Council Action

Approve the final plat for *Arrowhead Lake Estates Plat 3*.