



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 15, 2023

Re: The Highlands, Plat No. 12AA – Final Plat (Case #141-2023)

## Executive Summary

Approval of the proposed replat would subdivide, “*Lot 12121 of The Highlands, Plat No. 12A,*” into 4 lots, to accommodate the individual sale of the two units constructed on the 0.37-acre property.

## Discussion

Crockett Engineering (agent), on behalf of Castle Bay, LLC (owners), seek approval of a 4-lot final plat to be known as “*The Highlands, Plat No. 12AA.*” The 0.37-acre parcel is located at the southern terminus of Castle Bay Place. The PD (Planned District) zoned subject property was recently developed by the applicant with two attached single-family units.

The proposed replat would divide the parcel, into two lots accommodating the existing constructed dwelling units (Lots 12121A & 12121B) and 2 common lots (12121C1 & 12121C2) over the remainder of the parent tract. The practice of dividing the lots upon which an attached single-family dwelling is located following construction is often employed to simplify the platting process by allowing a final “as-built” plat to be prepared that accurately depicts the common lot line between the dwellings. In this instance the individual home owner will only maintain a small area surrounding the building footprint with the remainder of the lot within the 2 common areas.

Sufficient right of way (ROW) was dedicated by, “*The Highlands, Plat No. 12A*”; therefore, no additional ROW is required at this time. An existing 15-foot utility easement is shown by the plat, along the property’s roadway frontage in place of the typical 10-foot easement. This additional depth is intended to better accommodate utilities that encircle the cul-de-sac. Other existing easements depicted on the plat include a retaining wall easement and a walkway easement, both located at the southeast corner of the parcel within Lot 12121C2.

The plat has been reviewed by both internal and external departments/agencies and complies with all requirements of the UDC. The plat is supported for approval.

Locator maps and the final plat are attached for review.



## 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, sewers, and water, 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: Infrastructure, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
2/9/95	Approved, " <i>The Highlands, Plat No. 12A.</i> " (Ord. # 014367)
10/17/94	Approved, " <i>The Highlands Phase 12 Preliminary PUD Plan.</i> " (Ord. # 014264)
2/17/86	Approved, " <i>The Highlands Preliminary PUD Plan,</i> " (Ord. # 010898)

## Suggested Council Action

Approval of the proposed final plat to be known as "*The Highlands, Plat No. 12AA*".