



# 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 7, 2021

Re: Forest Hills, Plat No. 2 (Case # 125-2021)

## Executive Summary

Approval of this request would result in the creation of a 37-lot final plat to be known as "Forest Hills, Plat No. 2". The subject property is generally located west of the intersection of Geyser Boulevard and Lake of the Woods Road.

## Discussion

Luebbert Engineering (agent), on behalf of D&D Investments of Columbia, LLC (owner), is requesting approval of a 11.42-acre 37-lot final plat to be known as "Forest Hills, Plat No. 2." The property is zoned R-1. This is the second final plat submitted to facilitate construction of the 2006 approved, 33.96-acre preliminary plat known as "Forest Hills, Plat No. 1". The final plat of "Forest Hills, Plat No. 1" was approved in April of 2013. Following approval of Plat 2, approximately 8.27 acres of the preliminary plat would remain to be final platted.

The property has access and frontage on the south side Geyser Boulevard via the extension of Sweetgum Circle, Sugar Maple Drive, and Royal Plum Drive which began construction with Plat 1. A new north-south street, Apple Blossom Drive, extends from Royal Plum Drive southward and stubs into the abutting southern property. This phase will continue the extension of Sugar Maple Drive to the southern property line and will connect with North Waterfront Drive as shown on the construction plans and coordinated with Boone County Public Works. In addition to dedicating the respective portions of the roadway network, the plat also dedicates 15-foot utility easements adjacent to each roadway.

Sidewalks shall will be required along all roadway frontages and the development is subject to all landscape requirements under Chapter 29-4.4. No design adjustments have been requested and the plat is compliant with all UDC and applicable City policies and codes. Staff recommends approval of the plat.

Locator maps, final plat, and preliminary plat (2006) 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 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: Reliable Infrastructure, Secondary Impact: Secondary, Tertiary Impact: Tertiary

### Comprehensive Plan Impacts:

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Mobility, Connectivity, and Accessibility

## Legislative History

Date	Action
04/15/2013	Approved "Forest Hills, Plat No. 1" final plat (Ord. # 21653)
05/15/2006	Approved "Forest Hills, Plat No. 1" preliminary plat (Ord. # 19029)

## Suggested Council Action

Approve the final plat of Forest Hills, Plat No. 2.