



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 17, 2023

Re: Forest Hills Plat No. 3 – Final Plat (Case #263-2022)

Executive Summary

Approval of this request would result in the creation of a 26-lot final plat to be known as, *Forest Hills, Plat No. 3*.

Discussion

Leubbert Engineering (agent), on behalf of D&D Investment of Columbia, LLC (owners), seeks approval of a 26-lot final plat, to be known as *Forest Hills, Plat No. 3*. The R-1 (One-Family Residential) zoned parcel contains approximately 8.25 acres, located southwest of the intersection of Lake of the Woods Road and Geyser Boulevard. The proposed final plat is consistent with the *Forest Hills Plat No. 3, Preliminary Plat*, which was approved by City Council in May 2022.

The plat consists of Lots 193 through 218 from the approved preliminary plat. The proposed final plat dedicates 50-foot rights-of-way for Serviceberry Terrace and Bitternut Drive, and terminates Royal Plum and Black Gum Courts with standard cul-de-sac turnarounds. The plat dedicates the appropriate utility easements on all street frontages, as well as additional drainage easements between Lots 188 (*Forest Hills, Plat No. 2*) and 197, 194 and 195, and Lots 200 and 201.

The plat reflects an existing drainage easement over the majority of Lot 208. Lot 218 contains protected wetlands which were identified during the review of a previous final plat submission on the subject property, prompting the May 2022 preliminary plat revision. The revision modified the lot layout and street design in order to protect the sensitive feature. Lots 208 and 218 are designated as a common lots and not for development purposes by notes on the plat.

The requested final plat has been found to be in substantial conformance with the approved preliminary plat. The final plat meets all the standards of the UDC regulations and is recommended for approval by staff.

Locator maps, final plat, and the approved preliminary plat are attached.

Fiscal Impact

Short-Term Impact: None anticipated.

Long-Term Impact: None anticipated.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Strategic & Comprehensive Plan Impact

[Strategic Plan Impacts:](#)

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

[Comprehensive Plan Impacts:](#)

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

Legislative History

Date	Action
5/2/22	Approved revised Preliminary Plat of "Forest Hills, Plat No. 3". (R67-22)
5/17/06	Approved annexation and assignment of R-1 permanent zoning of property addressed as 2331 Lake of the Woods Road; approved the Preliminary Plat of Forest Hills. (Ord. 019029)

Suggested Council Action

Approve the final plat of "Forest Hills Plat, No. 3."