



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 17, 2025

Re: Boone Prairie Village, Plat No. 2 – Final Plat (Case #224-2024)

Executive Summary

Approval of this request would result in the creation of a 38-lot final plat containing 11.50-acres of R-1 (One-family Dwelling) zoned land to be known as “Boone Prairie Village, Plat No. 2”. The proposed plat is located west of Brown Station Road and east of the 63/Route B interchange.

Discussion

Crockett Engineering (agent), on behalf of Show Me Central/Habitat for Humanity (owner), seeks approval of a 38-lot final plat containing 11.50-acres of R-1 zoned land that will be known as “Boone Prairie Village, Plat No. 2”, and is identified as lots 1-5, 63-77, 89-97, and 117-120 on the Boone Prairie Village preliminary plat (the lots are renumbered on the final plat). 33 of 38 total lots are for single family residential homes, and the remaining 5 lots will be maintained by the HOA as greenspace and water quality common lots. The proposed plat layout is consistent with that shown on the approved preliminary plat of Boone Prairie (Case #117-2019) and constitutes the second plat of a multi-phase development. The first phase of this subdivision was approved in August 2020 (Case #110-2020).

The proposed final plat is approximately 1/5 of the acreage shown in the 2019 preliminary plat, which included 157 lots on 50.25 acres. On May 18, 2020, Council approved a request (Case #238-2019) to vacate several street ROW and easement locations previous dedicated with the final plats of Boone Prairie Plat 1 & 2. Approval of the vacations were necessary to facilitate the roadway network shown on the proposed final plat and were a condition of the preliminary plat's approval.

The submitted plat depicts the lots being accessible from Brown Station Road as well as from existing Gene Drive located within the boundaries of Boone Prairie Village Plat No. 1. The proposed roadway network complies with the UDC provisions which limit subdivision access to a maximum of 30 lots from a single connection point to a through street. As additional phases of the development are platted, new lots will connect to the proposed streets shown on this final plat and additional points of ingress/egress will be added to Brown Station Road to ensure compliance with access requirements of the UDC. For the time being, Boone Prairie Loop will terminate with stubs at the north and south ends of the proposed plat to allow for future extension.

This final plat dedicates 50-foot wide rights-of-way for all new local residential streets. The aforementioned streets have been identified as local residential streets and will be built to such standards, with a minimum of 24 feet of paving. Standard 10-foot utility easements are



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being dedicated abutting both sides of right-of-way. Sidewalks are in place along Brown Station Road and will be installed on all internal subdivision streets. A 16-foot utility easement has been previously dedicated along Brown Station Road. An additional 5-feet of right of way is being dedicated along Brown Station Road from the northern end of the subject site to the proposed connection at Boone Prairie Drive, and 10 feet of right of way will be dedicated from Boone Prairie Drive to the southern end of the subject site. Such dedications will ensure that Brown Station Road has a consistent dedication of a 40-foot half-width. Drainage and utility easement are being dedicated along the southern and eastern sides of the site. There are no regulated streams on the site as shown by the USGS quadrangle map, and the site is not encumbered by a floodplain overlay.

This request has been reviewed by both internal and external staff. Following this review, it was determined that the plat meets the requirements of the UDC. No design adjustments are associated with this final plat proposal. All appropriate easements of record are depicted and all necessary easements and rights-of-way will be dedicated upon recording of this plat. Staff supports the approval of the plat.

Locator maps, final plat, and previously approved preliminary plat are attached for review.

Fiscal Impact

Short-Term Impact: None anticipated. Any costs associated with relocation of public utilities to be borne by the applicant.

Long-Term Impact: Potential impacts may include additional public infrastructure maintenance (i.e. electric, sewer, and water) as well as public safety and solid waste collection costs. Such impacts may or may not be off-set by increased property tax collections or user-fees.

Strategic & Comprehensive Plan Impact

[Strategic Plan Impacts:](#)

Primary Impact: Reliable and Sustainable 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



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Legislative History

Date	Action
08/03/2020	Approved Boone Prairie Village, Plat No. 1
05/18/2020	Approved vacation of portions of utility, access and drainage easements and street rights-of-way within Boone Prairie, Plats 1 and 2 (Ord. # 024239)
06/17/2019	Approved Preliminary Plat for Boone Prairie (Res. #98-19).

Suggested Council Action

Approve the requested final plat to be known as "*Boone Prairie Village, Plat No. 2*"