



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 17, 2023

Re: Legacy Farms, Plat No. 1 - Final Plat (Case # 252-2022)

Executive Summary

Approval of this request would result in the creation of a 211-lot subdivision that includes single-family, multi-family, and commercial zoned lots, and the dedication of new right-of-way and easements for public use.

Discussion

Crockett Engineering Consultants (agent), on behalf of Legacy Land Development, LLC (owner), seeks approval of a 211-lot final major plat of R-1 (One-Family Dwelling), R-MF (Multi-Family Dwelling), and M-N (Mixed Use-Neighborhood) zoned property, for a tract included on the *Legacy Farms Preliminary Plat*, to be known as *Legacy Farms, Plat No. 1*. The 100.88-acre subject site is located on the west side of Sinclair Road, approximately one mile south of Nifong Boulevard.

The proposed plat includes 198 lots that are intended for single-family development, along with 9 common lots that are generally used for stormwater purposes, but can also be used for recreational uses by the subdivision. In addition to single-family uses, the plat includes a 12.92-acre lot that is zoned for multi-family use, and per the submitted land disturbance plans, will include approximately 50 detached dwelling units. The site will also include three lots along Sinclair Road (Lots 1199-1201) that are zoned M-N, which allows a variety of commercial uses that could provide services to the surrounding residents.

The final plat includes many new roadways within the subdivision, but more significantly, will include a connection to the current eastern stub of Crabapple Lane (a collector street), and will continue the street through the site to where it will connect to Sinclair Road providing an important east/west connection between Sinclair Road and Old Mill Creek Road. The new subdivision will also connect to another existing stub at Cromford Mill Drive, and included new street stubs to undeveloped abutting property to provide for future connectivity.

The final plat substantially complies with the previously approved preliminary plat known as *Legacy Farms Preliminary Plat*. This plat represents the second subdivision of property included on the preliminary plat, approved on April 4, 2022, and generally includes lots identified as Lots 79-276, 503-505, and 496. The final plat will dedicate additional right of way for Sinclair Road and other appropriate easements necessary for development.

The final plat has been reviewed by all relevant staff and found to be substantially compliant with the preliminary plat and UDC regulations. Staff recommends approval.

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



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: Reliable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Infrastructure, Tertiary Impact: Not Applicable

Legislative History

| Date | Action |
|----------|--|
| 04/04/22 | Approved preliminary plat of <i>Legacy Farms</i> and authorized City Manager to execute a development agreement. (Ord. 024981) |

Suggested Council Action

Approve the final plat of *Legacy Farms, Plat No. 1*.