



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 1, 2024

Re: Spring Brook Park, Plat No. 1 – Final Plat (Case #130-2024)

Executive Summary

Approval of this request would result in the creation of a 1-lot final plat containing 19.21-acres of M-OF zoned land that will be known as “*Spring Brook Park, Plat No. 1*”. The proposed plat is located south of the terminus of Hyde Park Avenue, and is identified as Lot 10 on the Springbrook Crossing preliminary plat. The proposed lot has frontage along State Farm Parkway and proposed Ledger Drive. Due to access restrictions on State Farm Parkway, the subject lot will be accessed from the proposed Ledger Drive.

Discussion

Crockett Engineering Consultants (agent), on behalf of Springbrook Crossing, L.L.C. (owner), seeks approval of a 1-lot final plat containing 19.21-acres of M-OF (Mixed-use Office) zoned land that will be known as “*Spring Brook Park, Plat No. 1*”. The proposed plat layout is consistent with that shown on the approved preliminary plat of Springbrook Crossing (Case # 59-2024) and will constitute the first plat of a multi- phase/plat development.

The submitted plat depicts the proposed lot as being accessible from Ledger Drive, a public local non-residential street, that is consistent with the terms of the development agreement that accompanied the preliminary plat. The development agreement associated with the overall development site stipulated that on- and off-site roadway improvements must be made prior to final platting of any lot beyond Lot 10 which is the largest lot on the plat. Therefore, none of the improvements contained within the development agreement associated with the preliminary plat are required to be constructed prior to the approval of this final plat.

Access to the lot is provided by Ledger Drive with no access permitted onto State Farm Parkway. The plat depicts the dedication of right of way to accommodate the portion of Ledger Drive required for access to the development. Ledger Drive will be located within a dedicated public right-of-way containing 66-feet. No additional right of way is required for State Farm Parkway.

The lot will be served by adequate public utilities with sufficient capacity to support the proposed multifamily development that is currently under development review. The associated construction plans for the site show the installation of an 8-inch sanitary sewer line within a 16-foot wide utility easement traversing the site from north to south in approximately its midpoint with extensions east and west to provide sewer to future building locations. This utility easement connects to existing sewer east of the terminus of Hyde Park Avenue and terminates in the southeast corner of the proposed lot at the location of a temporary



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turnaround easement and an additional off-site 16-foot utility easement. The off-site utility easement will be recorded prior to approval of the final plat to ensure that the 8-inch sewer line connects to existing services further south of the subject site. An additional 10-foot utility easement is also being dedicated on the northern edge of the site.

Two 16-foot drainage easements will be dedicated with the recording of this plat. The first by the cul-de-sac to be constructed terminating Hyde Park Avenue and the second on the north side of Ledger drive as it begins to curve. These easements connect to two detention ponds that have been identified on land disturbance plans associated with the site to mitigate storm water impacts from its future improvements.

A 20-foot utility easement was requested by staff in place of the standard 10-foot easement on the north and west side of Ledger Drive. A standard 10-foot easement on the southern and eastern edge of Ledger Drive is to be recorded prior approval of the final plat on property identified as Lot 6 from the approved preliminary plat. Standard 5-foot sidewalks will be constructed adjacent all streets. The plat depicts two temporary turnaround easements at the southern terminus of Ledger Drive that will be recorded prior to the final plat's approval. The easement are required per the UDC to allow for the temporary termination of Ledger Drive. As the remaining lots within the development are proposed for final platting and Ledger Drive is extended these temporary easements will be absorbed into the future public road right of way.

This request has been reviewed by both internal and external staff and has been found to meet all requirements of the UDC. All appropriate easements of record are depicted and all necessary easements and rights-of-way, on- and off-site, will be dedicated either by separate document prior to recording of the plat or by this plat. Staff supports the approval of the plat.

Locator maps, the previously approved preliminary plat, and final 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.



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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: Land Use & Growth Management, Secondary Impact: Infrastructure, Tertiary Impact: Economic Development

Legislative History

Date	Action
06/17/24	First read of preliminary plat of Springbrook Crossing (B143-24)
06/17/24	First read of design adjustment providing relief from curve standards for Ledger Drive (B142-24)
05/17/23	Approved Tract Split Survey (SUR 5746-130)

Suggested Council Action

Approve the requested final plat to be known as “Spring Brook Park, Plat No. 1”