



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 3, 2022

Re: Mills Estates Plat 3 – Final Plat (Case #226-2022)

Executive Summary

Approval of this request would result in the creation of a single lot to be known as *Mills Estates Plat 3*.

Discussion

Brush & Associates (agent), on behalf of Thomas & Mary Mills (owner), is seeking approval of a one-lot final minor plat of A (Agricultural) zoned property to be known as *Mills Estates Plat 3*. The site is requesting access from Mills Drive, to the north, via an access easement. The 3.88-acre subject site is located on the west side of Forum Blvd, approximately 400 feet north of Chapel Hill Road.

The proposed lot has not been previously platted and does not have direct access to, nor frontage upon, a public street as required by the UDC. There is a platted lot located between the subject property and the nearest accessible public street to the north - Mills Drive. That lot, Lot 1 of Mills Estates Plat 1, includes a 60-foot stem that abuts the right-of-way along Mills Drive. The applicant is proposing to establish an access easement to meet the UDC's access requirements to the proposed new platted lot.

Based on the surrounding development context, an access easement has been approved for the subdivision. To ensure that the lot is not further subdivided in the future, a note has been placed on the plat that **prohibits further subdivision unless a new compliant City Street is constructed** to provide access for any future development.

The Planning and Zoning Commission considered this request at their September 8, 2022 meeting. Staff presented its report, and no member of the public spoke during the public meeting. Following limited discussion, a motion to approve the final plat pending technical corrections to update the recording information for the access easement was approved (7-0). Since the Commission meeting, the technical correction has been made.

The Planning Commission staff report, locator maps, final plat (rev. 9/19/22), and meeting minute excerpts 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: Safe Neighborhoods, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:
Primary Impact: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
NA	NA

Suggested Council Action

Approve the final plat of *Mills Estates Plat 3*.