



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 19, 2017

Re: Blue Ridge Town Centre, Plat No. 2 – Final Plat (Case # 17-116)

## Executive Summary

Approval of this request will result in the creation of a two-lot subdivision, to be known as “Blue Ridge Town Centre, Plat No. 2.”

## Discussion

The applicant, Crockett Engineering Consultants is proposing, on behalf of Aegis Investment Group II, LLC (owner), a two-lot final plat of their property southeast of the intersection of Blue Ridge Road and Range Line Street. The property owner is seeking the final plat in order to permit development of the parcel with a Dunkin Donuts restaurant. Lot C1, also created on the plat, is to serve as the primary vehicular access for the development lot, via private street, until such time as the remainder of the parcel is developed.

The parcel is currently undeveloped and zoned PD (Planned District). The parcel was rezoned as part a larger rezoning in 2005 (Ord #018476) from A-1 (Agriculture District) to C-P (Planned Business District) and did not include a development plan. The development plan associated with this subdivision is being concurrently reviewed under Case # 17-115.

Per Section 5 of Ord. # 018476 the subject parcel is required to comply with a number of supplemental traffic management conditions, as summarized below:

- **A traffic study is required prior to submission of the first C-P plan, depicting the property in its entirety.**
- Driveway access is not allowed within the operational areas of the signalized intersection of Range Line Street and Blue Ridge Road.
- Individual lots with driveway access along Blue Ridge Road shall be held to a minimum frontage of 660 feet, with a minimum driveway spacing of 330 feet.
- No direct access is permitted to Providence Road.
- **Driveway access onto Range Line Street shall be limited to one driveway location, restricted to right-in/right-out movements.**
- A single C-P plan shall be submitted for Tract 2 west of the subject tract, Tract 1.
- The C-P plan for Tract 2 is to comply with neighborhood marketplace standards in the Metro 2020 plan.

The applicant has provided an updated traffic study for the overall Blue Ridge Centre parcel, as well as a street layout exhibit depicting the private street network consistent with the “Blue Ridge Centre Preliminary Plat,” approved by Council on July 3, 2007. (R152-07) These items have been reviewed by staff and found to meet the requirements of Ordinance #018476.



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

The proposed final plat is in substantial conformance with the approved "Blue Ridge Centre Preliminary Plat" and the proposed development plan. The proposed plat has been reviewed by staff and found to meet all requirements of the subdivision and zoning regulations.

Locator maps and final plat are attached for review.

## Fiscal Impact

Short-Term Impact: None anticipated within the next 2 fiscal years. All public infrastructure costs will be borne by the applicant.

Long-Term Impact: Long-term fiscal impacts may include increased costs in provision of public safety, trash collection, and infrastructure maintenance. These costs may or may not be off-set by increased property taxes or user-fees.

## Vision & Strategic Plan Impact

### Vision Impacts:

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

### Strategic Plan Impacts:

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

### Comprehensive Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Mobility, Connectivity, and Accessibility, Tertiary Impact: Not Applicable

## Legislative History

7/3/2007	Approved preliminary plat of "Blue Ridge Centre" (R152-07)
4/18/2005	Approved rezoning from A-1 to O-P and C-P; set forth supplemental traffic management requirements. (Ord. 018476)

## Suggested Council Action

Approve "Blue Ridge Town Centre Plat No. 2"