



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: March 16, 2020

Re: Rock Bridge Elementary Subdivision – Final Plat (Case #5-2020)

Executive Summary

Approval will result in a one lot subdivision, consolidating existing parcels into one legal lot for development purposes, and dedicating additional right of way and easements.

Discussion

Engineering Surveys & Services (agent, on behalf of Columbia Public Schools (owner), is seeking approval of a one-lot final plat of R-1 (One-Family Dwelling District) zoned property to be known as *Rock Bridge Elementary Subdivision*. The 16.62-acre subject site is located at the southeast corner of Providence Road and Hwy 163, and is commonly addressed as 5151 S Hwy 163.

The applicant is seeking to consolidate property currently owned by Columbia Public Schools and improved with Rock Bridge Elementary School for the purposes of facilitating additional development of the property. Additional right of way is being dedicated along Hwy 163 that is consistent with the amount of right of way that was identified as necessary per an environmental study for the extension of Gans Road to the Route K and Providence Road intersection.

The Planning and Zoning Commission considered this request at their February 20, 2020 meeting. Staff presented its report and the applicant gave was available for questions. No member of the public spoke during the hearing. Following brief discussion, a motion to approve the final plat passed (9-0).

The Planning Commission staff report, locator maps, final plat, 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 and sewers as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees.



Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Infrastructure, 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
2/18/2019	Approved annexation and R-1 zoning (Ord. 23782)

Suggested Council Action

Approve the final plat of *Rock Bridge Elementary Subdivision* as recommended by the Planning and Zoning Commission.