



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 16, 2017

Re: *Willow Falls, Plat No. 2 – Final Plat (Case #17-82)*

## Executive Summary

Approval of this request will create 27 R-1 (One-Family Dwelling District) zoned lots in a final plat to be known as *Willow Falls, Plat No. 2*, authorize the City to enter into an agreement with the property owner establishing public infrastructure obligations, and accept easements necessary for the construction of infrastructure.

## Discussion

The applicant is requesting a 27-lot final major plat of R-1 zoned land, which would allow for the development and sale of single-family residential homes. The proposed plat is consistent with the approved preliminary plat of Vanderveen Crossing, Plat No. 9 now known as Willow Falls Plat No. 2.

Staff is also recommending that the City enter into the attached agreement that requires the applicant to submit a Letter of Credit that will account for the cost of construction of Blue Ridge Road from its current terminus to Creasy Springs Road. During evaluation of this plat phase, staff determined the construction of Blue Ridge Road to Creasy Springs Road was important and necessary to provide connectivity for the street network within the immediate area.

Currently, Prairie Lane and Prairieview Drive, which are designed for local residential traffic, provide connections to Creasy Springs Road. This has led to complaints from residents with concerns regarding construction vehicles/dump trucks using those residential streets to get to various construction sites in North Columbia. The extension of Blue Ridge Road over to Creasy Springs Road would accommodate this traffic and remove it from the residential streets.

Blue Ridge Road is identified as a major collector and was included on the preliminary plat as a connection to Creasy Springs. However, due to the phasing pattern of the previously approved plats within the preliminary plat area (referred to as Vanderveen Crossing Plat 9 preliminary plat), the connection has not yet been installed. Staff has been concerned that the construction of Blue Ridge Road could be deferred to the final phase of the site at which point the financial obligations of constructing Blue Ridge Road could prove a disproportionate expense.

Staff recommended, as a condition of approving the current plat, an agreement be entered into between the applicant and the City that would establish a schedule for



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construction of Blue Ridge Road as well as provision of a financial surety sufficient to cover the costs of installing the roadway should no further development takes place. The agreement requires that the applicant construct the roadway within 35 months following plat approval or be subject to forfeiture of the surety (i.e. Letter of Credit) and have the City complete the roadway's construction. The value of the Letter of Credit is based on the estimated cost of roadway construction as approved by the City's Traffic and Engineering staff. Street easements are also being granted to allow the City access to the property in the case that they do construct the street in the future.

The final plat has been reviewed by both internal and external agencies and has been found to meet the platting requirements and zoning standards of the City Code.

Locator maps, previously approved preliminary plat, final plat, easements, and agreement are attached for review

## Fiscal Impact

Short-Term Impact: Limited short-term impact. All infrastructure extension will be at developer's expense.

Long-Term Impact: Impacts may include costs associated with provision of public safety and solid waste services as well as maintenance of public infrastructure. Costs may or may not be off-set by increased property taxes and user fees. If City constructs Blue Ridge Road, funds will be available from the Letter of Credit.

## Strategic & Comprehensive Plan Impacts

### Strategic Plan Impacts:

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

### Comprehensive Plan Impacts:

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

## Legislative History

Date	Action
7/19/2004	Approved Preliminary Plat - <i>Vanderveen Crossing, Plat No. 9 (R135-04)</i>

## Suggested Council Action

Approve *Willow Falls, Plat No. 2*, authorize the City Manager to execute the Developer Agreement, and accept the attached easements.