



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 1, 2022

Re: Quail Creek West, Plat No. 8 - Revised Preliminary Plat (Case #124-2022)

## Executive Summary

Approval of this request would result in the creation of a 4-lot preliminary plat containing 18.4 acres to be known as "Quail Creek West Plat 8". The requested preliminary plat revises the 2005 approved Quail Creek West Plat 5 final plat which showed the acreage as being divided into two lots. A revised preliminary plat is necessary given the addition of two lots and a public sewer main extension.

## Discussion

A Civil Group (agent), on behalf of Green Meadows Property LLC (owner), is seeking approval of a preliminary plat to be known as Quail Creek West Plat 8. The unimproved site was previously platted as two lots as part of the Quail Creek West Plat 5 final plat. Given the increase in the number of lots desired and the necessity for a public sewer extension to serve the new layout, approval of a revised preliminary plat is necessary. The 18.4-acre site is zoned R-1 and located southwest of the intersection of Smith Drive and Louisville Drive.

The final plat for Quail Creek West Plat 5 was approved by City Council in November 2005 and created Lots 501 and 502 on the subject tract. The proposed revision to the approved preliminary plat will authorize an additional two development lots for single family purposes in a revised configuration. Proposed Lots 801 and 804 will be accessed from private driveway connections to Smith Drive and Louisville Drive, respectively. Proposed Lots 802 and 803 will access Louisville Drive via a shared driveway to limit the number of driveway connections along Louisville Drive in this location.

The unimproved site is encumbered by sinkholes within four sensitive areas. The applicant's proposed four lots are laid out in a manner that is intended to provide reasonable buildable area and feasible access for the future single-family structures while avoiding the sensitive features. The four sensitive areas are note on the preliminary plat as being 'not for development' areas. The developer will submit a geotechnical report prior to or as part of their building permit applications to ensure all building code related matters relating to construction near sinkholes have been addressed.

The Planning and Zoning Commission considered this request at their May 19, 2022 meeting. Staff presented its report and the applicant's representative discussed the sensitive areas. Commissioners inquired about the sinkholes and the future geotechnical report. The applicant's representative indicated that the sensitive areas were identified on preliminary plat and that a geotechnical report would be submitted with the land disturbance permit for each lot, as was done for the Breckenridge development directly to the west.



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

The Commission asked staff if the timing of the report was appropriate to which staff responded the City's Site Development Division indicated that it was given the geotechnical report to be submitted prior to or with future permit applications. Commissioners expressed concern with creating the additional lots without further geotechnical analysis. Following limited additional discussion, a motion to approve the preliminary plat failed (2-6).

The Planning Commission staff report, locator maps, preliminary 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 and would be subject to payment of all applicable connection fees for city services.

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

### Comprehensive Plan Impacts:

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

## Legislative History

Date	Action
11/20/06	Approved – Final Plat of Quail Creek West Plat 5. (Ord. # 018898)

## Suggested Council Action

Denial of the *Quail Creek West Plat 8*, as recommended by the Planning & Zoning Commission.