

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
June 7, 2018**

**SUMMARY**

A request by Simon & Struempf Engineering (agent), on behalf of On Point Construction, LLC (owners), seeking approval of a 17-lot preliminary plat to be known as "Woodstrail Ridge". The 6.37-acre parcel located on the south side of Blue Ridge Road, south of terminus of Derby Ridge Drive. The property is zoned R-1 (One-Family Residential). **(Case # 18-108)**

**DISCUSSION**

The applicant is seeking approval of a 17-lot, preliminary plat for future development of detached single-family homes. The plat would divide the 6.37-acre parcel into 16 development lots and one common (Lot C1) containing roughly 1.66 acres of open space.

The property will be accessed via Sagegrass Court, which aligns with the terminus of Derby Ridge Drive. Right-of-way for Sagegrass Court and required utility easements will be dedicated upon recording of a future final plat. All required right of way for Blue Ridge Road has been previously dedicated and required sidewalks have been installed. Sidewalks along interior streets will be required.

The site is served by all City utilities; however, water and sewer extensions are required in order to reach the newly-created lots. As a result, the proposed preliminary plat is required by the UDC and must obtain Council approval prior to approval of a final plat. The final plat (Case # 18-123) has been submitted, is under review, and will be submitted directly to Council following approval of the preliminary plat and construction plans.

The layout of the proposed development shows lots on the south side Sagegrass Court within the floodplain. Pursuant to recent changes to the UDC the location of these lots within the floodplain is permissible. Prior to the issuance of building permits for these lots a Floodplain Development Permit will need to be issued indicating that the finished floor elevations of any habitable structure is no less than 2-feet above the established base flood elevation.

The proposed preliminary plat has been reviewed by staff and is found to be compliant with all subdivision regulations.

**RECOMMENDATION**

Approval of the "Woodstrail Ridge Subdivision Preliminary Plat"

**ATTACHMENTS**

- Locator maps
- "Woodstrail Ridge Subdivision Preliminary Plat"

**HISTORY**

<b>Annexation date</b>	1969
<b>Zoning District</b>	R-1 (One-Family Zoning District)
<b>Land Use Plan designation</b>	Neighborhood District and Open Space/Greenbelt
<b>Previous Subdivision/Legal Lot Status</b>	Lot 19 & East 100' Lot 16, Northland Acres

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	6.12 acres
<b>Topography</b>	Generally sloping North to South
<b>Vegetation/Landscaping</b>	Generally wooded
<b>Watershed/Drainage</b>	Perche Creek
<b>Existing structures</b>	None

**UTILITIES & SERVICES**

All utilities and services are provided by the City of Columbia

**ACCESS**

<b>Blue Ridge Road</b>	
<b>Location</b>	Abuts northern edge of property
<b>Major Roadway Plan</b>	Major Collector
<b>CIP projects</b>	N/A
<b>Sidewalk</b>	Improved

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	Undeveloped Park Land Adjacent to the East, Bear Creek Trail
<b>Trails Plan</b>	N/A
<b>Bicycle/Pedestrian Plan</b>	N/A

**PUBLIC NOTIFICATION**

All property owners within 185 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of a public information meeting, which was held on May 1, 2018. 26 postcards were sent.

<b>Public information meeting recap</b>	Number of attendees: 0 Comments/concerns: None received
<b>Notified neighborhood association(s)</b>	3
<b>Correspondence received</b>	None to date.

Report prepared by Rusty Palmer

Approved by Patrick Zenner