



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 20, 2021

Re: Forest Hills Plat 2 (Case #125-2021) – Supplemental #3

Executive Summary

At the December 6, 2021 Council meeting, this item was tabled a third time to allow the developer and their surveyor to make technical changes to the final plat showing the termination of Sugar Maple Drive approximately 50-feet north of the development's southern property line. This revision was proposed and approved by the Council during its December 6 meeting as a means of addressing neighboring property owner concerns about the originally proposed connection of Sugar Maple Drive to N. Waterfront Drive North. The termination of the Sugar Maple Drive will be approximately 130-feet south of the intersection of Royal Plum Drive and terminate into a future common lot (Lot 179) and a drainage feature for the overall development.

Discussion

Luebbert Engineering (agent), on behalf of D&D Investments of Columbia, LLC (owner), is requesting approval of a 11.42-acre 37-lot final plat to be known as "Forest Hills, Plat No. 2." The property is zoned R-1. This is the second final plat submitted to facilitate construction of the 2006 approved, 33.96-acre preliminary plat known as "Forest Hills, Plat No. 1". The final plat of "Forest Hills, Plat No. 1" was approved in April of 2013. Following approval of Plat 2, approximately 8.27 acres of the preliminary plat would remain to be final platted.

This request was originally submitted to the City Council for consideration on September 7, 2021, with the connection of proposed Sugar Maple Drive extending southward from Geyser Boulevard to North Waterfront Drive North (a Boone County roadway) south of the Plat 2 boundary. At the September 20 Council meeting, this matter was tabled due to expressed concerns by the adjoining county residents that the connection of Sugar Maple Drive to North Waterfront Drive North would negatively impact their subdivision and the traffic movement on their subdivision street. Since the September 20 tabling, the applicant, their engineer, and City staff have worked to identify a solution to the adjoining property owner concerns.

At the December 6, 2021 Council meeting, the applicant and their engineer proposed the termination of Sugar Maple Drive approximately 50-feet north of the development's southern property line. This proposal was accepted by the Council as well as adjoining property owners as a desirable solution. Given the proposal was shown in the form of an "exhibit" not a revised final plat, Council tabled final consideration on the proposal to their December 20 meeting to allow for a revised final plat to be submitted.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

At this time, staff has received the revised final plat which is consistent with the exhibit previously presented. Staff has reviewed the revised plat for compliance with the UDC and has determined it generally meets those standards and conforms to the desired roadway connectivity approved by Council at its December 6 meeting.

A copy of the revised final plat (signed and sealed 12-9-21) is attached for review.

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 like other property presently within the corporate limits.

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: Resilient Economy, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Mobility, Connectivity, and Accessibility, Tertiary Impact: Tertiary

Legislative History

Date	Action
04/15/2013	Approved "Forest Hills, Plat No. 1" final plat (Ord. # 21653)
05/15/2006	Approved "Forest Hills, Plat No. 1" preliminary plat (Ord. # 19029)

Suggested Council Action

Approve the final plat of Forest Hills, Plat No. 2 as revised per City Council direction.