

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
May 4, 2023**

**SUMMARY**

A request by A Civil Group (agent), on behalf of Green Meadows Property, LLC (owner), for approval of a 4-lot Preliminary Plat of R-1 (One-family Dwelling) zoned property, to be known as *Quail Creek West Plat 8*. The approximately 18.42-acre subject site is located southwest of Smith Drive and Louisville Drive and includes the address 825 Louisville Drive. **(Case # 123-2023)**

**DISCUSSION**

The applicant is seeking approval of a preliminary plat to be known as *Quail Creek West Plat 8*. The site was previously platted as two lots as part of Quail Creek West Plat 5. Replatting this property into four lots requires the extension of public sewer which triggers the need for a revised preliminary plat. The 18.4-acre site is zoned R-1 and is located southwest of the intersection of Smith Drive and Louisville Drive.

The applicant previously submitted a similar case (Case # 124-2022) last year. At that time a geotechnical engineering report had not been provided. Without this report, the Planning Commission recommended denial of the request on March 19, 2022 and City Council ultimately denied the preliminary plat. The applicant's resubmission under this case includes a geotechnical report which identifies sink areas, potential build areas, and recommendations. Such recommendations have been taken to revise the plat including relocating sewer, restricting areas not for development (see page 28 of the report, Sinkhole Exhibit), and notating recommendations from the technical report on the plat.

The unimproved site is encumbered by ten sinkholes within four sensitive areas totaling 8.2-acres of the site. The subject tract is proposed to be subdivided into four lots that are laid out as to provide reasonable buildable area and feasible access for single-family structures while avoiding the sink areas unfit for development. The buildable areas are shaded and the remaining site is noted as being 'not for development'.

The site fronts Smith Drive and Louisville Drive. Louisville is a neighborhood collector on the CATSO Major Roadway Plan (MRP). Smith Drive is a local street on the MRP, but functions as a neighborhood collector. Sufficient right-of-way has been provided for each street. Section 29-5.1(f)(2)(iii) prohibits private residential driveways on collector streets unless the Community Development Department Director determines that no alternative access is practicable. In this situation, the driveways for the four lots are being shared or located in such a way to mitigate impacts to the sensitive areas and neighborhood traffic calming project. Further driveway consolidation isn't possible without locating a driveway in a sensitive area. The Director has authorized the proposed driveways as their impacts have been minimized to their maximum extent possible.

Standard utility easements were dedicated to the City via the previous plat. A 16' utility easement is being dedicated across the shared lot line of Lots 802 and 803 to ensure public sanitary sewer access to Lot 801 via a forcemain extension. The sewer extension has been re-aligned to consistently follow recommendations from the geotechnical report.

The site is within City Water and Electric territory. Extension of electric facilities to newly created lots is available, however domestic level voltages for temporary and permanent power is unavailable at this time given current transformer shortages. Any relocation of existing facilities shall be at the developer's expense. Sidewalks are existing along both street frontages. Fire protection services are provided by City Fire Station #6. No other public utility infrastructure expansion is required at this time.

The proposed preliminary plat has been reviewed by internal staff and external agencies and meets all requirements of the Unified Development Code.

**RECOMMENDATION**

Approve the 'Quail Creek West Plat 8' preliminary plat.

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator Maps
- Preliminary Plat
- Geotechnical Report

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	18.42
<b>Topography</b>	Several sinkholes, small pond. Flat areas between sensitive features
<b>Vegetation/Landscaping</b>	Natural vegetation and eleven significant trees
<b>Watershed/Drainage</b>	Perche Creek Watershed
<b>Existing structures</b>	Unimproved

**HISTORY**

<b>Annexation date</b>	2003
<b>Zoning District</b>	R-1
<b>Land Use Plan designation</b>	Neighborhood
<b>Previous Subdivision/Legal Lot Status</b>	Two Lots on Quail Creek West Plat 8

**UTILITIES & SERVICES**

All utilities provided by the City of Columbia.

**ACCESS**

<b>Louisville Drive</b>	
<b>Location</b>	East
<b>Major Roadway Plan</b>	Neighborhood Collector
<b>CIP projects</b>	Current Traffic Calming project
<b>Sidewalk</b>	Existing

<b>Smith Drive</b>	
<b>Location</b>	West
<b>Major Roadway Plan</b>	None; Local Residential
<b>CIP projects</b>	Current Traffic Calming project
<b>Sidewalk</b>	Existing

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	Louisville Park, directly east across street
<b>Trails Plan</b>	Proposed Perche Creek Trail, 1/3-mile West
<b>Bicycle/Pedestrian Plan</b>	Key roadways to bike/ped connectivity

**PUBLIC NOTIFICATION**

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified via an advanced notification postcard which was mailed on March 10, 2023. 48 postcards were sent.

<b>Public Notification Responses</b>	None
<b>Notified neighborhood association(s)</b>	Quail Creek NA; King's Meadow NA
<b>Correspondence received</b>	None

Report prepared by Brad Kelley

Approved by Patrick Zenner