



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 15, 2017

Re: Creek Ridge, Plat No. 2 - Final Plat (Case #17-92)

## Executive Summary

Approval will result in the creation of a 28-lot final plat to be known as "Creek Ridge, Plat No. 2" and the acceptance of required easements and right of way.

## Discussion

The applicant, Crockett Engineering Consultants on behalf of Fred Overton Development, Inc. (owner), is seeking approval of a 28-lot final major plat on R-1 (One-family Dwelling District) zoned land, to be known as "Creek Ridge, Plat No. 2". The 21.43-acre subject site is located west of the western terminus of Waltz Drive, south of the southern terminus of Heath Court. The plat includes 25 single-family lots, as well as three common lots.

The proposed final plat is in substantial conformance with the approved preliminary plat of Creek Ridge, Preliminary Plat 2, which was approved on February 6, 2017. The proposed plat has been reviewed by staff and found to meet all requirements of the subdivision and zoning regulations.

Locator maps, final plat, and a copy of the approved preliminary plat 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: Long-term impact would include infrastructure maintenance and public safety services. Such increased costs may be offset by increased property taxes and user fees.

## Vision & Strategic Plan Impact

### Vision Impacts:

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

### Strategic Plan Impacts:

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



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

## Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Not applicable,  
Tertiary Impact: Not Applicable

### Legislative History

Date	Action
2/6/17	Approved preliminary plat of "Creek Ridge, Preliminary Plat #2" (Res #20-17)
8/17/2015	Approved administrative plat of "Creek Ridge, Plat No. 1-A" , with variance to sidewalks (Ord. #22550)
6/6/2005	Approved final plat of "Creek Ridge, Plat No. 1" (Ord. #18526)
3/21/2005	Approved preliminary plat of "Creek Ridge" (Res. #56-05)
2/20/1995	Annexed and zoned property R-1 (Ord. #14371)

### Suggested Council Action

Approve the final plat.