



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 6, 2020

Re: East Pointe, Plat No. 2-E – Final Plat (Case #107-2019)

Executive Summary

Approval of this request would result in the resubdivision of one existing lot into two new lots, and dedication of additional right of way along Bluff Creek Drive necessary for the construction of a bridge over Grindstone Creek in the future.

Discussion

Crockett Engineering (agent,) on behalf of Miller Leasing Company, LLC (owners), is seeking a replat of their 7.54-acre property to create two lots, constituting a replat of Lot 2D1 of *East Pointe, Plat No. 2-D*. The replat would divide the existing lot into two lots; one containing the existing office building (201A) and the other (201B) containing the existing single-family home. The M-N (Mixed Use-Neighborhood) zoned property is located at the southeast corner of East Pointe Drive and Bluff Creek Boulevard, and includes addresses 2710 Bluff Creek Blvd and 1712 East Pointe Drive.

The division is considered a replat, and pursuant to Section 29-5.2(d)(4) of the UDC, the replat does not appear to create any detrimental impacts or remove any restrictions that were previously relied upon by adjacent property owners or the City. As such, the plat as submitted may be approved.

It should be noted that there is an existing driveway used to access the single-family dwelling on Lot 201B that, upon approval of this plat, will cross over Lot 201A. An ingress-egress easement has been recorded across lot 201A to ensure that the owner of the single-family home will have access to Lot 201B via the existing driveway into the future. While Lot 201B has additional street frontage along Bluff Creek Boulevard that could be used for a relocated driveway it is impeded by severe grade challenges.

Another noteworthy aspect of this platting action is that Bluff Creek Boulevard is not constructed along the entirety of the subject site's adjacent street frontage - it terminates approximately 170 feet short of the south property line. While construction of the entire street within three years following approval of the plat is normally required it appears that the location of the existing terminus of the street was approved with the expectation that a bridge would be constructed to cross Grindstone Creek.

Per the City's municipal code, when a bridge structure of this scale is required, the City would be responsible for its construction and the subdivider's responsibility ends at the bridge approach. While no bridge plans currently exist, the location of the end of the pavement is a reasonable approximation of where the street should terminate.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

However, in order to accommodate the potential future bridge construction, 20 feet of additional right of way is being dedicated along Bluff Creek Boulevard, located generally in the location where no street is currently constructed. This dedication will allow space for both bridge construction and the potential placement of structures within the new right of way.

The plat has been reviewed by both internal staff and external agencies and has been found to comply with all applicable standards of the UDC.

Locator maps, final plat, and the previously approved *East Pointe, Plat No. 2-D* 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.

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

Comprehensive Plan Impacts:

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

Legislative History

Date	Action
04/05/2000	Approved final plat of East Pointe, Plat 2-D.

Suggested Council Action

Approve the final plat of *East Pointe, Plat No. 2-E*.