



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 6, 2021

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

Executive Summary

At the November 1, 2021 Council meeting, this item was tabled a second time to allow the developer additional time to address concerns relating to the future connection of Sugar Maple Drive to N. Waterfront Drive North along the southern boundary of the proposed plat. Since tabling, staff has been provided a revised final plat exhibit (attached) that proposes the termination of the Sugar Maple Drive approximately 120-feet south of Royal Plum into a future common lot (Lot 179) and a drainage feature for the overall development.

The proposed design alternative is believed to address the concerns expressed by neighbors to the south and to be the least impactful upon the current design of the proposed final plat layout. It should be further noted, that this proposed alternative would result in a non-compliant terminal street; however, the design of the street stub is believed to be compliant with an adopted Fire Code alternative to a conventional cul-de-sac design which would typically be required in this instance.

Discussion

At the November 1, 2021 Council meeting this platting action was reconsidered by the Council with a proposed temporary closure plan for the future connection Sugar Maple Drive to N. Waterfront Drive North located along the southern boundary of the proposed final plat. After public comment expressing opposition to the temporary closure plan, Council tabled the proposed final plat for an additional month to allow the applicant and their engineer to propose an alternate design that would address the expressed concerns. Staff is in receipt of the applicant's proposed revision to the final plat (attached) and offers the following observations.

The proposed alternative design would terminate Sugar Maple Drive approximately 120-feet south of Royal Plum Drive. This termination would be 55-feet from the development's southern boundary. The 55-feet of property is proposed to be part of Lot 179 (an existing common lot) and would also be encumbered by a drainageway serving the overall southern boundary of the development (see attached drainage exhibit).

This alternative design under normal circumstances would be sought to be authorized by the approval of a "design adjustment" as the termination of Sugar Maple Drive is not in a traditional cul-de-sac. No design adjustment has been requested given the proposed final plat was presented in conformance with the approved preliminary plat. However, given the ongoing dialogue associated with this case, it is now apparent that a termination of Sugar Maple Drive is desired. The decision to require or not require a compliant turnaround is within



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the Council's discretion. It should be noted, that the termination of the Sugar Maple Drive as shown on the attached final plat exhibit would generally conform to a Fire Code approved alternative turnaround. In this instance, the turnaround would be considered a "hammer-head" using both the Sugar Maple Drive and Royal Plum Drive right-of-way for the purposes of fire apparatus maneuvering.

The alternative has the least impact on the proposed final plat layout under consideration. Furthermore, the design of the proposed drainage system improvements running through the 55-feet of common lot will deter, to maximum extent possible, vehicles traversing the lot. It should be further noted, that the drainage exhibit shows the installation of a berm along the southern drainage channel line between south edge of the drainageway and the southern property line. This improvement will further provide a deterrent to vehicles traveling off the stub street to the south.

While the proposed alternative design eliminates a direct connection of the street between the adjoining neighborhoods, it does not preclude at some point in the future upon mutual agreement that connection of the streets could not occur. Both City and County staff remain supportive of the current subdivision design with connection; however, staff acknowledges the desire to address public concerns. Given the competing objectives at this time, City staff would be supportive of the modification proposed by the applicant and their engineer.

Given the plan submitted to staff is in the form of an "exhibit" not an actual revised final plat, should Council agree that modification of the plat as shown in the exhibit is acceptable this item would require a further tabling to allow for the final plat to be formally revised. Due the recent death of the surveyor of record for the final plat, it is recommended that a tabling of this item be extended to February 7, 2022, at which time the formally revised final plat can be submitted for Council consideration.

A copy of the proposed alternative final plat design and drainage plan for the area surrounding the terminus of Sugar Maple Drive are 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.



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Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Primary, Secondary Impact: Secondary, Tertiary Impact: Tertiary

Comprehensive Plan Impacts:

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

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

This memo has been provided for informational purposes.