



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 18, 2021

Re: Old Hawthorne North Preliminary Plat (Case #105-2021) - Supplemental

## Executive Summary

At the September 20, 2021 Council meeting, this item was tabled following the denial of Council Bill 280-21 which set out the design adjustments contained on the plat. The platting action itself was tabled to the October 18, 2021 Council meeting to allow the applicant to make revisions to the proposed plat based upon feedback received from Council. The applicant has submitted a revised plat (attached) for Council's consideration; however, such plat still contains design adjustments needed under the Unified Development Code.

## Discussion

At the September 20, 2021 Council meeting this platting action was tabled to allow the applicant to address technical corrections or changes that would address Council concerns received when Council Bill 280-21 was denied by Council. As a result of the tabling, the applicant has provided the attached revised preliminary plat for review and consideration.

A summary of the applicant's platting changes is as follows:

1. Four (4) 12-foot wide pedestrian easements have been added as a means of mitigating block lengths greater than 600 feet. These easements are shown on the revised plat between Lots 126, 127, 128, and 129, Lots 210, 211, 214, and 215, Lots 218, 219, 222, and 223, Lots 245, 246, 255, and 256.

Block length is addressed within **Section 29-5.1(c)(3)(ii)** and typically requires the installation of a public right of way (i.e. a street or alley). The UDC does not speak to the allowance of a pedestrian access as a suitable means of meeting the regulatory requirement.

2. A new Note #21 has been added to the plat that provides specifications for the improvements within the pedestrian easements and the timing of said improvements.

The proposed walkway width (8-feet) mirrors the existing City standard for a typical city pedway. Each sidewalk segment would be constructed concurrently with the first dwelling adjoining the easement.

Staff review of the revised plat finds that no other changes have been made to address the remaining two design adjustments that were requested as part of B280-21. These adjustments involved the length of Merican Court (greater than 300-feet) which is restricted by **Section 29-5.1(c)(3)(i)(F)** and residential driveways along the development's collector



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701 East Broadway, Columbia, Missouri 65201

street (Portrush Drive southwest of the roundabout and Merican Drive, east of the roundabout) which are restricted by **Section 29-5.1(f)(2)(iii)**.

A copy of the revised preliminary plat, revised 9-30-21, and signed and sealed April 28, 2021 is attached for review.

Because the plat continues to contain elements that require design adjustments, if Council wants to approve the revised plat submitted by the developer, an amendment to B281-21 will be required pursuant to the requirements of Section 29-5.2. An amendment sheet to substitute the revised plat and authorize the design adjustments that remain on the plat is contained in the materials accompanying the agenda item in the Council Packet. Because the Planning and Zoning Commission recommended denial of the design adjustments that remain on the plat, a vote of two-thirds of the Council is required to approve the plat.

The criteria for Council's consideration in making a decision on the design adjustments is set forth in Section 29.5.2(b) as follows:

- (i)The design adjustment is consistent with the city's adopted comprehensive plan and with any policy guidance issued to the department by council;
- (ii)The design adjustment will not create significant adverse impacts on any lands abutting the proposed plat, or to the owners or occupants of those lands;
- (iii)The design adjustment will not make it significantly more difficult or dangerous for automobiles, bicycles, or pedestrians to circulate in and through the development than if the subdivision standards of section 29-5.1 were met;
- (iv)The design adjustment is being requested to address a unique feature of the site or to achieve a unique design character, and will not have the effect of decreasing or eliminating installation of improvements or site features required of other similarly situated developments; and
- (v)The design adjustment will not create adverse impacts on public health and safety.

## 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: 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

If Council desires to approve the revised plat with the pedestrian easements and design adjustments, adoption of the amendment sheet approval of the plat by an affirmative vote of 5 council members is required.