



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 2, 2023

Re: Rock Haven Plat 2 – Final Plat (Case # 233-2023)

Executive Summary

This request would approve a 2-lot final plat of R-MF (Multiple-family Dwelling) zoned land that will be known as “*Rock Haven Plat 2*”. The proposed final plat is considered replat of Lots 1, 3, and portion of Lot 4 of Rock Haven Plat 1. The subject property is presently vacant, contains a total of 1.85 acres and is located northeast of the intersection of Garden Drive and I-70 Drive Northwest.

Discussion

A request by A Civil Group (agent), on behalf of the Robert & Carol Grove Family Revocable Trust (owner), seeking approval of a 2-lot final plat of R-MF (Multiple-family Dwelling) zoned property, to be known as Rock Haven Plat 2. The 1.85-acre subject site is located northeast of the intersection of Garden Drive and I-70 Drive Northwest and is presently vacant. The property was rezoned from R-1 (One-family Dwelling) and M-OF (Mixed-use Office) to R-MF on August 21, 2023, in advance of proposed redevelopment and replatting.

The plat depicts two (2) residential lots with frontage along both Garden Drive and I-70 Drive Northwest. Proposed Lot 201 contains 1.68-acres and was previously reviewed as being developed with multi-family structures. Proposed Lot 202 contains 7,500 sq.ft. and could potentially be improved with a maximum of 3 dwelling units.

Access to Lot 201 is restricted by plat notation to I-70 Drive Northwest so potential traffic impacts generated by its development are directed away from Garden Drive which serves predominately one and two-family residences. While Lot 202 has frontage along Garden Drive and is considered a viable legal lot, access from Garden Drive may be challenging given its steep incline to access the buildable area of the lot. If the site is to be developed, access to the lot may require coordination with the development of Lot 201.

The rear portion of Lot 201 is encumbered by the Hominy Creek floodplain and is heavily wooded. Given these conditions development within this sensitive area is restricted. However, the UDC does permit the development of trails within areas like this. The applicant has coordinated with the City’s Parks and Recreation Department and will be dedicating, via this plat, a trail easement over the entire floodplain in which the City can construct a portion of the Hominy Branch Trail as it traverses the site.

The plat depicts all standard 10-foot utility easements along its roadway frontages and sidewalks will be required to be installed as the lots are improved with residential development.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Adjoining public streets are presently at the UDC specified half-widths based on their roadway classification; therefore, no additional right of way is being dedicated with the plat.

The final plat has been reviewed by internal and external staff. Following such review, the plat has been found to be compliant with the provisions of the UDC and is supported for approval.

Locator maps and the final plat are attached for review.

Fiscal Impact

Short-Term Impact: None anticipated. Any future expansion or relocation of utilities to serve the development would be addressed by borne by the applicant.

Long-Term Impact: Potential impacts may include additional public infrastructure maintenance (i.e. roads, water, sewer, and electric) as well as public safety and solid waste collection costs. Such impacts may or may not be off-set by increased property tax collections or user-fees.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Resilient Economy, Secondary Impact: Reliable and Sustainable Infrastructure, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Infrastructure

Legislative History

Date	Action
8/21/23	Approved rezoning from R-1 & M-OF to R-MF (Ord. 025422)
4/3/95	Approved Rock Haven Plat 1 (Ord. 014423)

Suggested Council Action

Approve the 2-lot final plat to be known as "Rock Haven Plat 2".