



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 7, 2017

Re: Spring Creek Plat 6 - Final Plat (Case #17-153)

Executive Summary

Approval of this request will result in the creation of a 1-lot final plat to be known as "Spring Creek Plat 6."

Discussion

The applicant, A Civil Group (agent), on behalf of Bedrock Enterprises, LLC (owner), is seeking approval of a 1-lot final plat on PD (Planned District) zoned land, to be known as "Spring Creek Plat 6." The 4.91-acre subject site is located at 4103 Vawter School Road, just east of Scott Boulevard, and is currently known as Lots 401, 402, and 403 of Spring Creek Subdivision Plat 4.

The applicant has submitted construction plans for the development of retail strip center which will cross the existing lot lines between Lots 401 and 403 which is inconsistent with the approved "Spring Creek Phase 2 C-P Plan." Furthermore, per Section 29-5.1(f)(3) of the Unified Development Code "no building or structure shall be constructed across an existing lot line." As a result of these two inconsistencies, the three lots must be combined to facilitate the development as depicted on the PD plan.

The proposed final plat is in substantial conformance with the approved PD plan for Spring Creek Phase 2, approved on August 22, 2007 (Ord. # 19606). The PD acts as the preliminary plat for the property. The proposed plat has been reviewed by staff and found to meet all requirements of the Unified Development Code.

Locator maps, final plat, and a copy of the approved PD plan/preliminary plat are attached.

Fiscal Impact

Short-Term Impact: Limited short-term impact. All required infrastructure improvements will be at the expense of the developer.

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: Not Applicable, 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
9/21/2007	Approved final plat of Spring Creek Plat 4 (Ord. #19657)
8/22/2007	Approved PD Plan of "Spring Creek Phase 2." (Ord. #19606)

Suggested Council Action

Approve the final plat of "Spring Creek Plat 6."