



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 6, 2017

Re: Perche Ridge Preliminary Plat – Preliminary Plat and Design Adjustment (Case #17-171)

Executive Summary

Approval of this request would approve a preliminary plat for a 38-lot residential subdivision on R-1 zoned property, with a design adjustment to allow a loop street greater than 300 feet in length, pending annexation.

Discussion

The applicant, Crockett Engineering Consultants (agent) on behalf of Fred Overton Development, Inc. (owner) is seeking approval of a 38-lot preliminary plat on R-1 (One-family Dwelling) zoned land, to be known as *Perche Ridge*, pending the annexation and permanent zoning of the property (Case #17-172), with an associated design adjustment to Section 29-5.1 (c.3.i.F) regarding loop street length. The 17-acre subject site is generally located on the north side of Gillespie Bridge Road, approximately 3,500 feet west of Louisville Drive.

The requested preliminary plat includes the creation of 33 lots for single-family use, and five common lots. The common lots will contain stormwater facilities as well as sensitive land areas located throughout the site. The preliminary plat also includes the future dedication of right of way for Gillespie Bridge Road, which is identified as a minor arterial street on the Major Roadway Plan and requires a half-width right of way of 50 feet.

The applicant is also requesting that several lots within the subdivision be allowed to be created with areas of flood fringe within them, which is not consistent with UDC Section 29-5.1 (b) (Avoidance of Sensitive Areas). Flood fringe and other sensitive areas are not permitted to be included on new lots for development, except under certain conditions, which have not been met (e.g., documentation that avoidance is not possible). The flood plain provisions do allow construction on *existing* lots within the flood fringe through conformance to the required standards for a flood plain development permit.

At its October 5, 2017 meeting, the Planning and Zoning Commission considered this request. Staff presented its report and representatives for the applicant gave an overview of the request and presented arguments for the design adjustment. Commissioners inquired on the previous process for developing in the flood plain, including raising the elevation of a site and obtaining a Letter of Map Revision (LOMR) once a property is no longer in the flood plain.



Several members of the public spoke during the meeting. Concerns included the differences in density between the development and surrounding properties and the potential for flooding on properties located in the flood plain.

Following additional discussion, the Planning and Zoning Commission voted (5-3) to recommend denial of the preliminary plat and design adjustment. Concerns of the Commission included the fact that the plat was not consistent with the UDC requirement to generally exclude floodplain from developable lots.

A copy of the Planning Commission staff report, locator maps, preliminary plat, UDC Section 29-5.1 (b) Avoidance of Sensitive Areas, sensitive area interpretation by applicant, design adjustment request, and meeting excerpts are attached. Since the PZC meeting, the preliminary plat was revised to include significant tree locations, per UDC requirements.

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 and sewers, as well as public safety and solid waste service provision. Future impacts may be offset by increased user fees and property tax collections.

Strategic & Comprehensive Plan Impacts

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: Infrastructure, Tertiary Impact: Not Applicable

Legislative History

Date	Action
NA	NA

Suggested Council Action

Deny the preliminary plat for *Perche Ridge* and the associated design adjustment, as recommended by the Planning and Zoning Commission.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Should the Council desire to recommend approval of the preliminary plat and requested design adjustment, according to Section 29-5.2(c)(3)(iii)(A)(4), a 2/3 majority vote of the membership will be necessary.