



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 17, 2017

Re: Barcus Ridge, Plat No. 3 – Replat and Design Adjustment (Case #17-15)

## Executive Summary

Approval will result in the creation of a 19-lot final plat, to be known as "Barcus Ridge, Plat No. 3", which constitutes a replat of two existing lots, and grants a design adjustment (formerly a variance) to allow a tier lot on previously platted property.

## Discussion

The applicant, Crockett Engineering Consultants on behalf of Tompkins Homes and Development, Inc. (owner), is seeking approval of a 19-lot final plat of R-1 (One-family Dwelling District) and PUD (Planned Unit Development) zoned land, to be known as "Barcus Ridge, Plat No. 3". An associated design adjustment to Section 29-5.1 regarding creation of tier lots on previously platted property is also requested. The 16.83-acre subject site is located on the north side of Old Plank Road, approximately 700 feet west of Abbotsbury Lane.

The applicant is seeking approval of a final plat for property that is currently subdivided as Lot C2 within Barcus Ridge, Plat No. 1 and Lot 5 within Barcus Ridge Plat No. 2. Lot 5 was subsequently included in the Barcus Ridge PUD Plan and includes Lots C1, C3, C5, and Lots 301-314 on the proposed plat. The final plat includes additional right of way dedication for Old Plank Road, as well as all necessary easements for the development of the site.

The majority of the final plat is consistent with the Barcus Ridge PUD plan that was previously approved (and amended), with the exception of the requested design adjustment. The northern portion of the plat includes two proposed lots - Lots C4 and C2A - that represent a replat of the existing Lot C2 of the Barcus Ridge, Plat No. 1 (see attached).

Lot C2 was originally created as a tier lot and was permitted to have less than 60 feet of street frontage. Tier lots are only permitted with new plats under prescribed circumstances, so the requested new tier lot arrangement of existing lot C2 requires the requested design adjustment. The applicant has stated that the creation of a new tier lot will allow for the stormwater facilities of the two residential subdivisions included in this plat to be located on separate lots.

At its March 23, 2017 meeting, the Planning and Zoning Commission considered this request. Staff presented its report and a representative for the applicant gave an overview of the request. Following limited discussion, the Planning and Zoning Commission voted (8-0) to recommend approval of the final plat and associated design adjustment.



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

A copy of the Planning Commission staff report, locator maps, final plat, design adjustment (variance) worksheet, previously approved plat and PUD plan, and meeting excerpts are attached.

## Fiscal Impact

Short-Term Impact: Limited short-term impact. All infrastructure extension will be at developer's expense.

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: Infrastructure, 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
10/17/16	Approved major amendment to Barcus Ridge PUD (Ord #22962)
12/7/15	Rezoned PUD-2 and approved Barcus Ridge PUD (Ord #22655)
11/2/15	Approved final plat of Barcus Ridge Plat 2 (Ord #22623)
6/16/15	Approved final plat of Barcus Ridge Plat 1 (Ord #22465)
11/18/14	Approved preliminary plat of Barcus Ridge (Res #215-14)
10/4/04	Annexed and zoned property R-1 (Ord #18256)

## Suggested Council Action

Approve the proposed final plat to be known as "Barcus Ridge, Plat No. 3" and the requested design adjustment as recommended by the Planning and Zoning Commission.