



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 2, 2018

Re: Bluff Creek Estates Plat 9 - Final Plat (Case #18-7)

Executive Summary

Approval of this request will result in the final platting of 5 R-1 zoned lots and dedication of required utility easements to serve the property.

Discussion

Allstate Consultants (agent) is requesting, on behalf of Elvin E. Sapp Revocable Trust (owner), approval of a 5-lot final plat of R-1 (One-Family Dwelling District) zoned property to be known as *Bluff Creek Estates Plat 9*. The 6.17-acre subject site is located on the east side of Bluff Creek Drive, approximately 2,400 feet north of Grindstone Parkway.

The final plat would create four residential lots and one common lot, for a total of five lots. Additional utility easements are being dedicated with the plat for the extension of a sanitary sewer line to serve the new lots. No additional right of way is requested at this time.

Approval of the requested final plat is subject to the outcome of revised preliminary plat for Bluff Creek Estates, Plat 9 (Case #18-29) which is being concurrently considered by Council. The requested final plat would be considered consistent with the proposed preliminary plat, pending the approval of the applicant's requested design adjustment to permit more than 30 lots on a single access point. If the design adjustment is denied, as recommended by the Planning and Zoning Commission, the final plat cannot be approved unless either a second access point is constructed or the applicant obtains approval from the Fire Department for an alternative means of compliance per 29-5.1 (f)(2)(ii) of the Unified Development Code.

If Council chooses to approve the design adjustment as part of their action on the preliminary plat, the final plat can be approved. Alternatively, if the Fire Department approves an alternative means of compliance (i.e., the houses include residential sprinkler systems), the design adjustment is no longer required and the final plat also could be approved. In such instance, staff recommends that the ordinance approving the final plat include a condition of approval.

A copy of the locator maps and final plat are attached.

Fiscal Impact

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



City of Columbia

701 East Broadway, Columbia, Missouri 65201

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
6/15/1992	Approved preliminary plat of <i>Bluff Creek Estates Phase 1</i> (Res. #102-92A)

Suggested Council Action

Approval of the final plat will require prior approval of the preliminary plat (on the January 2, 2018 agenda).