



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 7, 2017

Re: Ridgemont Park Plat 1 - Final Plat (Case #17-158)

Executive Summary

Approval of this request will result in creation of a 26-lot final plat to be known as "Ridgemont Park Plat 1."

Discussion

The applicant, Crockett Engineering (agent), on behalf of Ridgemont Development, LLC (owner), is seeking approval of a 26-lot final plat on R-1 (One-Family Residential District) zoned land, to be known as "Ridgemont Park Plat 1." The 12.73-acre site is located near the southern terminus of College Park Drive, on the south side of Ridgemont. The parcel was previously known as Lot 201 of Madison Park Plat 2.

Prior to approval of the Ridgemont Park Preliminary Plat (R7-17) in February 2017, Council requested that the roadway connection to Ridgefield Road be removed from the plat and the internal roadway be redesigned with a cul-de-sac turnaround. Pedestrian and bicycle connectivity was maintained by way of a pedestrian access easement between lots 112 and 113.

The existing street easement for the turnaround at the eastern terminus of Ridgefield Road was left in place. The easement is depicted on the final plat; however, the plat incorporates the easement into lots 112, 113, and C2. This easement, if it remains, could be used by the City in the future to construct a cul-de-sac turnaround in this location. No development activities may take place within the easement, and appropriate setbacks must be maintained for any structures constructed on the adjacent lots, until such time as the easement is vacated by the City.

The proposed final plat is in substantial conformance with the approved "Ridgemont Park Preliminary Plat," which was approved by Council February 6, 2017 (Resolution R7-17). The 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 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.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

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
2/6/2017	Approved "Ridgemont Park Preliminary Plat" (Res. R7-17)
11/8/2005	Approved vacation of College Park Drive within "Madison Park Plat 2." (Ord. #18760)
10/20/2005	Approved final plat of "Madison Park Plat 2." (Ord. #18739)

Suggested Council Action

Approve the final plat of "Ridgemont Park Plat 1."