



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 15, 2020

Re: Chapel Hill Meadows Plat No. 2 (Case #109-2020)

## Executive Summary

Approval of this request will result in creation of a 34-lot final plat at the northeast corner of the intersection of Chapel Hill Road and Louisville Drive to be known as "Chapel Hill Meadows Plat No. 2".

## Discussion

Crockett Engineering (agent), on behalf of Christian Fellowship Church of Columbia (owner), is requesting approval of a 35.10-acre 34-lot final plat to be known as "Chapel Hill Meadows Plat No. 2." The final plat is consistent with the, approved preliminary plat for the property. The subject site is zoned R-1, and once developed it will include 31 single-family lots, two common lots, and one lot for future church construction.

The proposed lots will be accessed via two newly-created residential cul-de-sac streets; one from Chapel Hill Road and the other from Louisville Drive. Lot 101, which is 5.85 acres in size, occupies the space between the two proposed cul-de-sacs. This parcel will be held by the church for future development, while the residential lots are intended for immediate construction.

A request (Case #97-2002) seeking to vacate an existing tree preservation easement located over Lots C1 and lots 122 through 126 of the final plat is being considered concurrently by Council. The vacation seeks to relocate the existing preservation area to Lot C2 in the northwest corner of the parcel. Because the replacement preservation area is within a common lot, will not require additional easement dedication and is the preferred location to ensure tree protection long-term within the subdivision. The preservation area is depicted on submitted construction plans for the development and is in compliance with all aspects of the tree preservation ordinance.

No additional right of way is required for Chapel Hill or Louisville Drive; however, required utility easements and right of way for interior roadways will be dedicated with the plat. Sidewalk will be installed along all interior streets. Sidewalk is in place along Chapel Hill and Louisville Drive at this time. The property is subject to all landscaping and street tree requirements per Chapter 29-4.4 of the UDC. No design adjustments have been requested and the plat is compliant with all UDC and applicable City policies and codes. Staff recommends approval of the plat.

The locator maps, final plat, and the preliminary plat for "Chapel Hill Meadows Plat 2" are attached for review.



## 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, sewers, and water, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

## Strategic & Comprehensive Plan Impact

### 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
1/6/2020	Resolution approving the Preliminary Plat for Chapel Hill Meadows Plat 2 (Res. # 1-20).

## Suggested Council Action

Approve the final plat of "Chapel Hill Meadows Plat No. 2."