



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 6, 2017

Re: Ridgemont Park Subdivision – Preliminary Plat (Case #17-8)(Supplemental)

Executive Summary

Approval of the request will authorize a preliminary plat for the creation of a 27-lot single-family subdivision to be known as "Ridgemont Park."

Discussion

This request was considered by City Council on January 17, 2017 as Council Bill 7-17. At that time Council requested that the case be continued to allow for amendments to the plat due to concerns brought forth by neighboring homeowners. The applicant requested permission to resubmit the plat for consideration at the February 6 Council meeting, which was granted.

Based on these conversations, the applicant has submitted a revised plan, dated 1/19/2017, which is attached. This plan is not signed by the Planning and Zoning Commission Chairperson because it has been amended at Council direction and is inconsistent with the recommendation of the Planning and Zoning Commission.

The plat has been revised, as request by Council, to not carry Ridgefield Road through the subject site. The plat has reconfigured the originally proposed lot layout to accommodate a new compliant cul-de-sac street (Coachlamp Court) that has a single point of access from Ridgemont. Lots 12 & 13 encumber the area of the initial Ridgefield Road connection to the subject site. The total number of lots within the development was reduced from 28 to 27 as a result of the layout change.

A 16-foot trail easement has been added, from the end of Coachlamp Court, to allow pedestrian connectivity between the Ridgemont Park development and the existing neighborhood to the west. Access to common lot C1 has been relocated to the northwest corner of the development, to coincide with an existing utility easement. This allows full vehicular access to the common lot for maintenance purposes, but does not encumber any buildable area of Lot 1.

A copy of the revised preliminary plat is 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 and sewers, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and property tax collections.

Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Development, Secondary Impact: Parks, Recreation & Greenways, Tertiary Impact: Not Applicable

Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Public Safety, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Mobility, Connectivity, and Accessibility, Tertiary Impact: Infrastructure

Legislative History

Date	Action
1/17/2017	City Council continued Case 7-17 (Ridgemont Park Preliminary Plat) for the purpose of revisions.
12/8/2016	Planning and Zoning Commission approved "Ridgemont Park Preliminary Plat" with conditions.
10/17/2005	Ord. 18739: Approved Madison Park Plat 2.

Suggested Council Action

Approve the preliminary plat, as revised, per Council direction.