



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 21, 2015

Re: Bear Creek Vistas - Plat 1 - final plat (Case #15-217)

Executive Summary

Approval of this request will result in the creation of a one-lot final plat to be known as "Bear Creek Vistas - Plat 1," and approve a variance from the requirement to install sidewalk along the subject site's approximately 100-foot length of frontage on Creasy Springs Road.

Discussion

The applicant is requesting approval of a one-lot final plat to allow for the existing single-family home to be subdivided from the five-acre tract. The requested subdivision is consistent with the preliminary plat of Bear Creek Vistas, which was approved by Council on November 2, 2015 (R 178-15).

The applicant is requesting a variance from Section 25-48.1, which requires that a sidewalk be constructed along the site's Creasy Springs Road frontage. Creasy Springs is an unimproved road with no sidewalks on either side.

No members of the public spoke on this request at the October 22nd Planning and Zoning Commission meeting. Commissioners voted 8-0 to recommended approval of the final plat, subject to the condition that a public sewer line be extended to Lot 1, and that the existing home on Lot 1 shall be connected to the public sewer prior to the plat being forwarded to Council for introduction. This condition has since been met. The Commission voted 8-0 to recommend approval of the sidewalk variance, suggesting that the future construction of a residential connector street on the east side of the subject site should satisfy pedestrian connectivity needs in this area.

The Commission report (including maps, plat, and previously approved preliminary plat), and excerpts from the minutes are attached.

Fiscal Impact

Short-Term Impact: No new capital spending is expected within the upcoming 2 years as a result of this proposal.

Long-Term Impact: The development/redevelopment of this site may increase demands upon the adjacent streets, sanitary sewers, storm sewers, water and electric supply lines. The costs associated with meeting these demands may or may not be offset by increased property and/or sales tax revenues and user fees.

Vision & Strategic Plan Impact



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Vision Impacts:

Primary Impact: Not Applicable, Secondary Impact: Secondary, Tertiary Impact: Tertiary

Strategic Plan:

Primary Impact: Not Applicable, Secondary Impact: Secondary, Tertiary Impact: Tertiary

Comprehensive Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Secondary, Tertiary Impact: Tertiary

Legislative History

Date	Action
11/02/2015	Approved preliminary plat of Bear Creek Vistas (R 178-15)

Suggested Council Action

Approval of the final plat and requested variance from the requirement to construct a sidewalk along the site's Creasy Springs Road frontage as recommended by the Planning and Zoning Commission.