



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 15, 2021

Re: Cambridge Place Phase 4 – Preliminary Plat (Case #38-2021)

Executive Summary

Approval of this request would result in the creation of an 8-lot preliminary plat to be known as "*Cambridge Place Phase 4 Preliminary Plat*", located at the southeast terminus of Scarborough Drive.

Discussion

A Civil Group (agent), on behalf of McNary Properties LLC (owners), is seeking approval of an 8-lot preliminary plat to be known as "*Cambridge Place Phase 4 Preliminary Plat*". The 5.92-acre property is being considered currently (Case # 37-2021) for rezoning from PD (Planned District) to R-1 (One-family Dwelling). The subject site is located at the southeast terminus of Scarborough Drive.

Lots 1-7 are intended to be developed with single-family detached homes and Lot 8 is for tree preservation purposes. The subject site is the remaining undeveloped portion of the 1988 approved Cambridge Place PUD Plan amended most-recently in 2005. The current PD plan permits a mix of 29 single-family attached and detached units on the 5.92-acre site.

The preliminary plat shows required sidewalks on Scarborough Drive as well as depicts the dedication of additional right-of-way for a short extension of Scarborough Drive terminating in a permanent turnaround that provides vehicular access to each newly-created lot. Utility easements are illustrated adjacent to Scarborough Drive as required by the UDC.

Additionally, a 16' drainage easement, protecting a stream corridor, along the northern edge of the property and a 20' access easement, on top of the drainage easement, to provide access Lot 8 (the proposed tree preservation) are shown on the plat.

The Planning and Zoning Commission considered this request at their January 7, 2021 meeting. Staff presented its report and discussed design issues associated with the proposed turnaround design. The depicted T-shaped turnaround meets the requirements of the International Fire Code; however, did not meet the provisions of the UDC. Staff noted an alternative turnaround design was under review and would be required to be finalized prior to forwarding the plat onto City Council. The applicant's agent was present and made himself available to answer questions. Following brief additional discussion, Commissioners voted unanimously (9-0) to recommend conditional approval of the preliminary plat pursuant to resolution of the permanent turnaround design issues.

Since the Planning Commission's hearing the issues associated with the permanent turnaround have been addressed. The T-shaped turnaround has been replaced with a more



City of Columbia

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traditional cul de sac design that contains sufficient area to meet the International Fire Code standards as it relates to emergency apparatus access. The design has been approved by both Public Works and Fire Department staff.

The Planning and Zoning Commission staff report, locator maps, preliminary plat (dated 12-16-20), revised preliminary plat (dated 1-21-21), and meeting excerpts are attached.

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/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: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
	N/A

Suggested Council Action

Approve the *Cambridge Place Phase 4 Preliminary Plat*, as recommended by the Planning and Zoning Commission.