



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 6, 2020

Re: Chapel Hill Meadows Plat 2 Preliminary Plat (Case #14-2020)

Executive Summary

Approval of this request will authorize the preliminary subdivision of the site into 34 lots along with dedications for right of way and easements.

Discussion

Crockett Engineering (agent) on behalf of Christian Fellowship Church (owner) is seeking approval of a 34-lot preliminary plat to be known as *Chapel Hill Meadows Plat 2*. The 35-acre property is located on the northeast corner of Chapel Hill Road and Louisville Drive. The property was previously platted into two lots.

The 34-lot preliminary plat will include lots for 31 single-family residential dwellings, a new building lot for the Christian Fellowship Church of Columbia (proposed on Lot 101) which contains 15 acres and is located at the southwest corner of the site, and two common lots. Two new cul-de-sac streets, one from each frontage, are proposed to provide internal access to the residential lots.

The Planning and Zoning Commission considered this request at their December 19, 2019 meeting. Staff presented its report and the applicant gave an overview of the request. No member of the public spoke during the public hearing. Following limited discussion, a motion to approve the preliminary plat passed (9-0).

The Planning Commission staff report, locator maps, preliminary plat, existing *Chapel Hill Meadows* final plat and meeting minute 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: Possible impacts could be 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: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
9/6/2005	Approved the final plat of <i>Chapel Hill Meadows</i> .

Suggested Council Action

Approve the *Chapel Hill Meadows Plat 2* preliminary plat as recommended by the Planning and Zoning Commission.