



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 3, 2022

Re: "Sawgrass Estates, Plat 1" Preliminary Plat (5025 Scott Blvd.) (Case #31-2022)

Executive Summary

Approval would result in the creation of a five-lot preliminary plat to be known as "Sawgrass Estates, Plat 1". The plat will permit one common lot and four single-family homes to be built on property addressed 5025 Scott Boulevard. Associated with this action and appearing concurrently on the Council's January 3 agenda is a request to approve a design adjustment from Section 29-5.1 (g) of the UDC related to lot access.

Discussion

Crockett Engineering Consultants (agent), on behalf of JQB Construction (owner), seeks approval of a preliminary plat to be known as "Sawgrass Estates, Plat 1". The site is located on the west side of Scott Boulevard, approximately 900 feet south of Sawgrass Drive, and includes the address 5025 Scott Boulevard. The subject acreage is contiguous to the City's municipal limits along its western boundary, which is shared with the Creek's Edge Subdivision.

At the January 3, 2022 Council meeting, two additional and related cases will be introduced, respectively, in addition to a separate bill under this same case number (#31-2022) that will address a requested design adjustment associated with this preliminary plat. The applicant seeks assignment of R-1 (One-family Dwelling) district zoning (Case # 33-2021) as the site's permanent zoning upon annexation which will appear following the required annexation public hearing (Case #47-2021) for this property.

The "Sawgrass Estates, Plat 1" preliminary plat includes four residential lots and one common lot. While the annexation request is for 2.75 acres, following the dedication of additional right-of-way (discussed below), the five lots shown on the preliminary plat total 2.35-acres. Presently, the site contains three vacant, 3/4-acre survey tracts lots located in unincorporated Boone County.

The applicants desires to connect the proposed four single-family lots to the City's sanitary sewer system. Per policy resolution 115-97A, contiguous property must be permanently zoned and annexed prior to being granted permission to connect to the City's sanitary sewer system. The subject property is not within a sewer connection agreement area and the expense associated with connection to the city's system will be borne fully by the applicant. The subject property will be required to pay standard connection and monthly service charges as a condition of being provided sanitary service.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

In addition to sanitary sewer service, all City utilities are able to serve the new lots without capacity concerns, and the area is within the City's Urban Services Area (USA) as presented by the Columbia Imagined Comprehensive Plan. The preliminary plat is the second step in the development process after annexation and zoning. A final plat (step #3) consistent with the preliminary plat will be required prior to the issuance of building permits. The proposed lots meet all dimensional requirements of the R-1 district and with the exception of the design adjustment the preliminary plat meets all subdivision requirements.

In terms of platting requirements, the Scott Boulevard frontage already has the required sidewalk and required additional right of way for a conforming half-width for Scott Boulevard is being shown for future dedication. Dedication of the required 10' utility easement adjacent to Scott Boulevard is described in the plat notes. A stormwater BMP will be installed on common lot (C1) and the existing drainage easement of record located on C1 is shown on the preliminary plat. All future storm sewer and water quality designs shall meet the City of Columbia Storm Water Manual and design regulations. A tree preservation plan has been submitted and approved by the City Arborist.

The single design adjustment requested is from Section 29-5.1 (f) (2) (i) of the Unified Development Code and is related to lot access. As described in more detail in the accompanying design adjustment Council Memo, the applicant worked with Planning and Traffic Engineering staff to locate two shared access driveways for the four residential lots, rather than proposing four individual driveways. Given the unique nature of the site in terms of environmental and physical constraints, the design adjustment is supported by staff and believed to meet the criteria for a design adjustment per Section 29-5.2(b)(9) of the UDC. Additionally, the two driveways as shown were approved by the Director to connect to an arterial road, per Section 29-5.1 (2) (iii) of the UDC which specifies that private residential driveways on collectors or arterials may be approved if the Director determines that no alternative access is practicable.

The Planning and Zoning Commission considered both the permanent zoning (Case #33-2022) and the proposed 5-lot preliminary plat (Case #31-2021) at its December 9, 2021 meeting. For the preliminary plat, the Commission voted 7-1 in favor of the associated design adjustment for the plat, and 8-0 in support of the plat (Case #31-2022). The motion for the approval of the preliminary plat indicated the approval of the plat was subject to minor technical correction. The necessary technical correction has been addressed.

A copy of the Planning and Zoning Commission staff report, locator maps, preliminary plat, design adjustment worksheet, and meeting minutes 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 City.

Long-Term Impact: Public infrastructure maintenance associated with sanitary sewer 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: Reliable Infrastructure, Secondary Impact: Inclusive Community, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Not Applicable

Legislative History

Date	Action
12/20/21	Set a public hearing for January 2, 2022 for the annexation of property addressed 5025 Scott Boulevard. (Res. 193-21)

Suggested Council Action

Approve the preliminary plat entitled "Sawgrass Estates, Plat 1" as recommended by the Planning and Zoning Commission.