



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 18, 2018

Re: *Willow Falls, Plat No. 3 – Final Plat (Case #18-60)*

## Executive Summary

Approval of this request will create 67 R-1 (One-family Dwelling) lots and dedicate associated rights of way and easements within the final plat, and also trigger the completion of Blue Ridge Road in conformance with a previously approved agreement.

## Discussion

Crockett Engineering Consultants (agent) on behalf of Columbia Development Group, LLC (owner) is seeking approval of a 67-lot final major plat on R-1 (One-family Dwelling) zoned land, to be known as *Willow Falls, Plat No. 3*. The 22.8-acre subject site is located on the east side of Creasy Springs Road, 600 feet south of Obermiller Road.

The platting of the property will include 65 buildable lots along with two common lots for stormwater purposes, and include the dedication of additional rights of way and easements necessary for development. The dedication of right of way for Blue Ridge Road, a major collector, from its current terminus to Creasy Springs Road is included. The Blue Ridge extension will provide a higher level of east-west traffic connectivity to the immediate area as it will connect Creasy Springs Road to Brown Station Road. Additional right of way for Creasy Springs, a minor arterial, is also being dedicated.

Additional right of way was requested for dedication along the south side of Blue Ridge Road, east of Creasy Springs, in order to accommodate a potential redesign of Creasy Springs in the future. While not designed, a study has been conducted to consider potential future alignments of Creasy Spring Road, and the extension of Salamander Lane to the south could also be included in the design.

The subject property was included within the preliminary plat of *Vanderveen Crossing Plat 9*. This phase represents the last portion of unplatted property associated with that preliminary plat. The final plat was reviewed and determined to be consistent with the preliminary plat.

It should be noted that the platting of this property includes additional conditions that were approved previously by Council. Ordinance #23357 approved *Willow Falls, Plat No. 2*, which is generally adjacent to the subject tract to the east, along with an agreement that required the applicant include Blue Ridge Road within the next platting phase of the overall development. Platting of the subject property included in Plat 3 fulfills this condition.

The agreement also required the timely construction of Blue Ridge Road. Per the agreement, completion of Blue Ridge is required within two years after the date of approval



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

of *Willow Falls Plat No. 3*, or 35 months after the date the agreement was approved (November 8, 2017), whichever occurs first. Provided that this final plat is approved prior to November 8, 2018, the completion date for construction of Blue Ridge will be two years from that approval date; otherwise the completion date shall be November 8, 2020.

Together, these requirements were meant to ensure the timely completion of Blue Ridge Road in order to provide better connectivity within the immediate neighborhoods, and to alleviate concerns with the amount of traffic utilizing local residential streets. The agreement further mitigated concerns that the construction of Blue Ridge Road could be relegated to the final phase of the overall development, at which point the financial obligations of constructing Blue Ridge Road could prove more significant than the value of completing the remaining dwellings. Additionally, the agreement required that the applicant provide financial surety for the construction of Blue Ridge. This will provide funding to the City to complete the roadway should the applicant not complete it within the deadline.

The final plat has been reviewed by both internal and external agencies and has been found to comply with all standards of the UDC.

Locator maps, final plat, previously approved *Vanderveen Crossing Plat 9* preliminary plat, and Ordinance #23357 (includes agreement) are attached for review.

## Fiscal Impact

Short-Term Impact: Limited short-term impact. All infrastructure extension will be at developer's expense.

Long-Term Impact: Impacts may include costs associated with provision of public safety and solid waste services as well as maintenance of public infrastructure. Costs may or may not be off-set by increased property taxes and user fees. If City constructs Blue Ridge Road, funds will be available from the Letter of Credit.

## Strategic & Comprehensive Plan Impact

### Strategic Plan Impacts:

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

### Comprehensive Plan Impacts:

Primary Impact: Mobility, Connectivity, and Accessibility, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

## Legislative History



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Date	Action
11/8/2017	Approved final plat of <i>Willow Falls, Plat No. 2</i> and developer agreement
7/19/2004	Approved Preliminary Plat - <i>Vanderveen Crossing, Plat No. 9</i> (R135-04)

## Suggested Council Action

Approval of the *Willow Falls, Plat No. 3* final plat.