



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 5, 2023

Re: Corriente Village - Preliminary Plat (Case #140-2023)

Executive Summary

Approval of this request would result in the creation of a 20-lot preliminary plat containing 3.28 acres to be known as "Corriente Village". The proposal utilizes cottage dimensional standards which allows for reduced lot sizes.

Discussion

A request by Crockett Engineering (agent), on behalf of Black Dog Consulting and Development, L.L.C., (owner), for approval of a 20-lot Preliminary Plat of R-2 (Two-family Dwelling) zoned property, to be known as Corriente Village. The approximately 3.28-acre subject site is located 60' northeast of the intersection of Parks Edge Place and Oakland Gravel Road, and includes the address 3612 Oakland Gravel Road.

The site was rezoned to R-2 (Two-family Dwelling), from R-1 (One-family Dwelling) by City Council on February 20, 2023. The applicant's intent for rezoning was to enable cottage standards to be requested from the Board of Adjustment (BOA) so that the property may be subdivided using reduced dimensional standards. The BOA approved the owner's request for cottage standards on March 14, 2023 which has allowed the applicant to proceed with the preliminary plat.

The preliminary plat depicts 18 residential lots fronting a tear-shaped cul-de-sac named Corriente Court that takes access from Oakland Gravel Road, a Major Collector on the CATSO MRP. Two common lots are shown, Lot C1 located at the southwest portion of the property would serve as proposed stormwater infrastructure, constructed in accordance with the City's stormwater ordinance, and Lot C2 would be a common lot interior to the cul-de-sac.

Standard utility easements are provided along all street frontages and an 8' easement is to be dedicated along the rear yards of Lots 7 and 8 for electric service. The site is within City Water and Electric territory. Extension of electric facilities to newly created lots is available, however domestic level voltages for temporary and permanent power is unavailable at this time given current transformer shortages. Any relocation of existing facilities shall be at the developer's expense. Sidewalks are existing along the Oakland Gravel Road frontage and would be installed along Corriente Court with development of the subdivision. No other public utility infrastructure expansion is required at this time.

The Planning and Zoning Commission considered this request at their May 4, 2023 meeting. Staff presented its report and the applicant discussed the background of this project



City of Columbia

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including the rezoning and Board of Adjustment application. Commissioners inquired about any changes from the previous concept to this application to which the applicant responded there were no changes. Following limited additional discussion, a motion to approve the preliminary plat passed by a vote of (8-0).

The Planning Commission staff report, locator maps, preliminary 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 and would be subject to payment of all applicable connection fees for city services.

Long-Term Impact: 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: Reliable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Not Applicable

Legislative History

Date	Action
2/20/23	Approval of rezoning from R-1 (One-family Dwelling) to R-2 (Two-family Dwelling). (Ord. # 025265)

Suggested Council Action

Approval of the *Corriente Village* preliminary plat, as recommended by the Planning & Zoning Commission.