



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 3, 2022

Re: "Sawgrass Estates, Plat 1" - Design Adjustment (Case #31-2022)

Executive Summary

Approval would grant a design adjustment permitting two points of access for four single-family residential lots in association with 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.

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" and approval of an associated design adjustment from Section 29-5.1 (g) of the UDC related to lot access. 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. Consideration of the preliminary plat itself is under separate cover sharing the same case number (#31-2022).

At the January 3, 2022 Council meeting, two additional and related cases will be introduced, respectively, in addition to the two bills for the preliminary plat and design adjustment. 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 be proceeded by the required annexation public hearing (Case #47-2021) for the subject property.

The "Sawgrass Estates, Plat 1" preliminary plat includes four residential lots and one common lot. Presently, the site contains three vacant, 3/4-acre survey tracts located in unincorporated Boone County. Adequate City utilities are available to serve the lots and the property is within the City's Urban Services Area (USA) as presented by the Columbia Imagined Comprehensive Plan. The proposed lots meet all dimensional requirements of the R-1 district as well as all UDC platting requirements with the exception of the requested design adjustment.

The requested design adjustment is sought to waive the lot access requirements of Section 29-5.1 (f) (2) (i) of the UDC, which specifies:

"Each lot shall have access allowing vehicles, pedestrians, and bicycles to pass from a public street directly onto the lot, or from a public street to the lot over an irrevocable access easement approved by the City Counselor, or designee."



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In this instance, the reduction of four points of access to two, as shown on the preliminary plat, necessitates the design adjustment as **each lot** will not have its own access.

In considering access for the lots, potential design options were reviewed by the applicant, Planning, and Traffic Engineering staff. Following extensive collaboration, the proposed driveway locations as presented were deemed the best design option given the context, and were reviewed/approved for safety and access considerations by Traffic Engineering.

As such, the two driveways were also approved by the Director to connect to an arterial road, per Section 29-5.1(2)(iii), and the design adjustment criteria per Section 29-5.2(b)(9) to approve a design adjustment are believed to have been met. Additionally, staff notes that while private residential driveways on collectors/arterials are generally not desirable, they may be approved if the Director determines that no alternative access is practicable (which is the case in this instance). The design adjustment worksheet submitted by the applicant is attached.

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. 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 plat included a provision for the plat to have minor technical corrections addressed, which have been addressed.

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



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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 design adjustment from Section 29-5.1(g) of the UDC related to lot access as recommended by the Planning and Zoning Commission