



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 15, 2022

Re: Bluff Creek Estates Plat 10 – Final Plat (Case # 115-2022)

Executive Summary

Approval would result in the creation of a two-lot final plat to be known as “Bluff Creek Estates Plat No. 10”. Associated with this action and appearing concurrently on the Council’s August 15 agenda is a request to approve two design adjustment from Section 29-5.1 (d) and 29-5.1 (g) of the UDC, relating to sidewalk construction and roadway grading.

Discussion

A request by Crockett Engineering (agent), on behalf of The Moore Living Trust (owner), seeking approval of a two-lot final major plat to be known as the "Bluff Creek Estates Plat No. 10". The 6.55-acre subject property is zoned R-1 (One-Family Dwelling) and is generally located west of Bluff Creek Drive, approximately 200 feet north of the intersection of Bluff Creek Drive and Pebble Creek Court.

A concurrent request for two design adjustment to Section 29-5.1 (d) and 29-5.1 (g) of the UDC relating to sidewalk construction and roadway grading is presented under separate cover on Council’s August 15, 2022 agenda. As described in that memo, the applicant seeks to build sidewalk in an alternative location and waive a partial section of required roadway grading.

The subject site was included on a preliminary plat, Bluff Creek Estates Phase 5-A, in 1994. The site was intended to be developed with a 7-lot residential cul-de-sac and a portion of common area associated with the Grindstone Creek Corridor (see attached plat). The proposed plat consolidates the 7-proposed lots into one residential lot and one lot identified as a “not-for-development lot” containing a portion of the Grindstone Creek corridor. The reduction in lots and protection of the environmental corridor is deemed to be in general conformance with the intent of the approved preliminary plat.

Bluff Creek Drive is a neighborhood collector on the CATSO major roadway plan that currently terminates at the subject site, but will be required to be extended by the developer to provide access to the proposed lot. It should be noted that a future bridge crossing the Grindstone Creek is not built and per City Code would be the responsibility of the City to construct. This future construction is not currently in the Capital Improvements Plan (CIP). The beginning of this future bridge would be located approximately 450’ north of the existing street terminus.

Appropriate right-of-way for Bluff Creek Drive was dedicated via previous plat. However, this plat dedicates temporary easements and an additional 17’ half-width in the location of the



City of Columbia

701 East Broadway, Columbia, Missouri 65201

future bridge. The plat dedicates the required 10' utility easement along the parcel's Bluff Creek Drive frontage.

Aside from the two design adjustments from Section 29-5.1 (d) and 29-5.1 (g) no other adjustments are sought and all other required public improvements will be built by the applicant to serve the property (e.g. road extension, sewer main, sidewalk along road extension pursuant to an elevation design that is being finalized).

Detailed discussion of the design adjustment requests is provided under separate cover and is supported given the future construction of the bridge structure crossing Grindstone Creek is unknown and unfunded. Additionally, the proposed sidewalk location provides connectivity to the existing bicycle and pedestrian network within the Bluff Creek Development as well as the design adjustment criteria per Section 29-5.2(b)(9) are believed to have been met.

The plat has been reviewed by all internal and external stakeholders and with the exception of the two design adjustment requests, is fully compliant with the requirements of the UDC for subdivisions. Development of the property will be subject to all requirements of the UDC for the R-1 district.

This item appeared concurrently on the Planning and Zoning Commission's June 9, 2022 agenda with the requested design adjustments, discussed under separate cover, for contextual purposes only. Staff presented its report focusing on the design adjustments and the applicant gave an overview of the design adjustment requests. Two members of the public spoke about concerns relating to connecting sidewalk to the Grindstone Creek Trail; however, did not comment on the technical aspects of the platting action.

Given the final plat is considered consistent with the approved preliminary and per the provisions of the UDC, no Commission recommendation on the final plat was required. Following discussion relating to the design adjustment, trail connectivity, and the typically required sidewalk location, a motion to recommend approval of the design adjustments was unanimously approved (9-0).

Given the platting action was deemed consistent with the approved preliminary plat, Commission action specifically on the plat was required. The final plat, subject to outcome of the design adjustments by Council, meets the requirement of the UDC and is supported by staff.

The Planning Commission staff report, locator maps, plat, design adjustment worksheets, design adjustment exhibit, 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: 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: Land Use & Growth Management, Secondary Impact: Infrastructure, Tertiary Impact: Mobility, Connectivity, and Accessibility

Legislative History

Date	Action
4-18-94	Approved the preliminary plat of Bluff Creek Estates Phase 5-A, a Major Subdivision. (Res. 70-94)

Suggested Council Action

Approve the "Bluff Creek Estates Plat 10" final major plat.