



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 2, 2022

Re: Forest Hills, Plat No. 3 - Revised Preliminary Plat (Case #116-2022)

Executive Summary

Approval of this request will authorize revisions to the preliminary plat known as the “*Forest Hills, Plat 1*,” including a reconfigured road network and lot arrangement as well as creating fifteen additional lots.

Discussion

Leubbert Engineering (agent), on behalf of D&D Investment of Columbia, LLC (owners), is seeking approval of revisions to the existing *Forest Hills Plat No. 1 Preliminary Plat*. The proposed revised preliminary plat, to be known as *Forest Hills, Plat No. 3*, includes 8.71 acres, located near the intersection of Lake of the Woods Road and Geyser Boulevard. The revised area lies generally east of Sugar Maple Drive and will not impact any completed development within Forest Hills Plats 1 or 2 final plats.

Forest Hills, Plat No. 1 was approved by City Council in February 2006 and included 94 single-family lots. A 4.9-acre Lot 94 (there were inadvertently two Lot 94s on the plat) was located at the southeast corner of the parcel, and was designated for future development. The proposed revision to the approved preliminary plat will further subdivide Lot 94 to create 15 additional single-family lots; Lots 203 through 217. Access to the new lots is provided by way of Serviceberry Circle, which includes an eyebrow at its southeast corner providing sufficient lot frontage to Lots 210 and 211. Bitternut Drive also extends south from Geyser Boulevard to the southern property line, providing a second stub to the undeveloped property to the south for future roadway interconnections.

Other proposed modifications shown on the revised preliminary plat address unanticipated regulatory issues associated with an established wetland area and other natural drainage features on the site. Proposed Lot 200 of the revised preliminary plat is set aside as a common lot for wetland protection and stormwater detention. Similarly, Lot 208 on the revised preliminary plat lies over an existing drainage channel, therefore it is designated a common lot.

The wetland area within Lot 200 made the original lots in this location unbuildable and has resulted in the redesign (closure) of Royal Plum Drive where the roadway encroached into the sensitive area. The roadway has been renamed on the plat to reflect the new lot arrangement. Royal Plum Drive, where it meets Geyser Boulevard, has been renamed to Royal Plum Court and the street is capped with a cul-de-sac turnaround at its southern end. West of the wetlands, Royal Plum has been renamed to Black Gum Court and again, is capped with a cul-de-sac east of Apple Blossom Drive.



The Planning and Zoning Commission considered this request at their April 7, 2022 meeting. Staff presented its report and the applicant's representative gave an overview of the request. Commissioners inquired whether the cul-de-sacs were in compliance with the 96 foot standard turnaround required by the Fire Code. The applicant's engineer indicated that the cul-de-sac bulbs were off-set from adjoining streets segments less than the maximum Fire apparatus turnaround length of 150 feet in length; therefore, making the larger cul-de-sac turnaround diameter unnecessary. Following limited additional discussion, a motion to approve the preliminary plat passed unanimously (9-0) pursuant to minor technical corrections, which were addressed by the applicant's engineer prior to the Planning Commission meeting.

The Planning Commission staff report, locator maps, revised 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: Safe Neighborhoods, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Mobility, Connectivity, and Accessibility, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Environmental Management

Legislative History

Date	Action
5/17/06	Approved - Annexation and permanent R-1 zoning; <i>Forest Hills, Plat 1 Preliminary Plat.</i> (Ord. # 019029)

Suggested Council Action

Approval of the *Forest Hills, Plat No. 3 Revised Preliminary Plat* as recommended by the Planning & Zoning Commission.