



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 5, 2023

Re: Quail Creek West, Plat No. 8 - Revised Preliminary Plat (Case #123-2023)

Executive Summary

Approval of this request would result in the creation of a 4-lot preliminary plat containing 18.4 acres to be known as "Quail Creek West Plat 8". The requested preliminary plat revises the 2005 approved Quail Creek West Plat 5 final plat which showed the acreage as being divided into two lots. A revised preliminary plat is necessary given the addition of two lots and a public sewer main extension.

Discussion

A Civil Group (agent), on behalf of Green Meadows Property LLC (owner), is seeking approval of a preliminary plat to be known as Quail Creek West Plat 8. The unimproved site was previously platted as two lots as part of the Quail Creek West Plat 5 final plat. Given the increase in the number of lots desired and the necessity for a public sewer extension to serve the new layout, approval of a revised preliminary plat is necessary. The 18.4-acre site is zoned R-1 and located southwest of the intersection of Smith Drive and Louisville Drive.

The applicant previously submitted a similar case (Case #124-2022) last year. At that time a geotechnical engineering report had not been provided. Without this report, the Planning Commission recommended denial of the request on March 19, 2022 and the preliminary plat was denied by City Council. The applicant's resubmission under this case includes a geotechnical report (attached) which identifies sink areas, potential build areas, and recommendations. Such recommendations have been taken to revise the plat including relocating sewer, restricting areas not for development (see page 28 of the report, Sinkhole Exhibit), and notating recommendations from the technical report on the plat.

The final plat for Quail Creek West Plat 5 was approved by City Council in November 2005 and created Lots 501 and 502 on the subject tract. The proposed revision to the approved preliminary plat will authorize an additional two development lots for single family purposes in a revised configuration. Proposed Lots 801 and 804 will be accessed from private driveway connections to Smith Drive and Louisville Drive, respectively. Proposed Lots 802 and 803 will access Louisville Drive via a shared driveway to limit the number of driveway connections along Louisville Drive in this location.

The unimproved site is encumbered by sinkholes within sensitive areas. The applicant's proposed four lots are laid out in a manner that is intended to provide reasonable buildable area and feasible access for the future single-family structures while avoiding the sensitive features. The buildable areas are shaded and the remaining site is noted as being 'not for development' as is consistent with the geotechnical report.



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The Planning and Zoning Commission considered this request at their May 4, 2023 meeting. Staff presented its report and the applicant's representative discussed the sensitive areas. Commissioners inquired about disclosures during future sales of the property, identified buildable areas, size of the proposed lots, and operations of land disturbance on a sensitive site. 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, geotechnical engineering report, 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: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
11/20/06	Approved – Final Plat of Quail Creek West Plat 5. (Ord. # 018898)

Suggested Council Action

Approval of the *Quail Creek West Plat 8*, as recommended by the Planning & Zoning Commission.