



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 19, 2024

Re: Quail Creek West, Plat 8 - Final Plat (Case #230-2023)

Executive Summary

Approval of this request would result in the creation of a 4-lot final major plat containing 18.4 acres to be known as "Quail Creek West Plat 8," bestowing legal lot status on the resulting lots in preparation of their development.

Discussion

A Civil Group (agent), on behalf of Juju Cool Beans, LLC (owner), is seeking approval of a final major plat to be known as, "Quail Creek West Plat 8." The 18.4-acre site is zoned R-1 and located southwest of the intersection of Smith Drive and Louisville Drive. The applicants are readying the parcel for development with 4 single-family homes. The proposed final plat would grant legal lot status and permit issuance of building permits on the parcel.

A final plat entitled, "Quail Creek West Plat 5," was approved by City Council in November 2005 creating two lots on the subject tract. The applicants then gained approval of the, "Quail Creek West Plat 8," preliminary plat in June 2023, authorizing 4 single family lots on the parcel in a reconfigured arrangement. A geotechnical report was included with the preliminary plat request which identified sensitive areas of karst topography and sinkholes. Recommendations in that report prescribed areas suitable for building construction. The proposed final plat delimits the suitable areas for building construction and access locations for each lot serving the future homes while avoiding the sensitive features.

The preliminary plat also restricted private driveway access to prescribed locations given that both Louisville and Smith Drives are classified as collector roads by the CATSO Major Roadway Plan. Section 29-5.1(f)(2)(iii) of the UDC prohibits direct driveway access except where approved by the Director of Community Development where no other feasible means of access are possible. The restrictions pertaining to driveway locations and sensitive areas are carried forward on the proposed final plat, and are consistent with those found on the approved preliminary plat which is attached.

All required easements are dedicated by the plat, including the standard 10-foot utility easement along both roadway frontages. The final plat has been reviewed by both internal and external departments/agencies and complies with all requirements of the UDC. The applicants have supplied a performance contract for all infrastructure improvements, including sidewalk construction.

Locator maps, final plat, and approved preliminary plat are attached for review.



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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 sewer 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: Environmental Management, Tertiary Impact: Not Applicable

Legislative History

Date	Action
06/05/2023	Approved – Revised Quail Creek West Plat 8 Preliminary Plat. (R90-23)
11/20/2006	Approved – Final Plat of Quail Creek West Plat 5. (Ord. # 018898)

Suggested Council Action

Approve the final plat of “Quail Creek West Plat 8.”