

AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
October 6, 2016

SUMMARY

A request by JR2 Development, LLC (owner) for approval of a 78-lot preliminary plat of R-1 (One-Family Dwelling District) zoned land (pending approval of a concurrent request for annexation and zoning). The 28.84-acre subject site is located on the west side of Highway PP, and is addressed 3891 N Highway PP. **(Case #16-197)**

DISCUSSION

The applicant is requesting approval of a 78-lot preliminary subdivision pending approval of a concurrent request for annexation and R-1 (One-Family Dwelling District) as permanent City zoning of the property on November 21, 2016.

The proposed preliminary plat includes 76 residential lots and two common lots, which include a proposed park, stream buffer and tree preservation area (Lot 26) and Subdivision entry sign and landscaping feature (Lot 57). The lot sizes are similar to those in the Maryland Heights Subdivision, which will be connected directly to the subject site by an extension of Webster Grove Road. The site's primary access will be via a single entrance onto Highway PP, which is a MoDOT-maintained Minor Arterial street.

While the applicant has provided a stub street to the south of the proposed development, they are reluctant to extend a stub street to the northern property line as requested by staff. The applicant's engineer submitted a letter suggesting that such a stub would be unnecessary and inappropriate by virtue of the land to the north being encumbered by stream buffers and steep slopes thereby making its future development challenging to occur.

Planning staff have traditionally determined the appropriateness of stub streets to abutting properties based on several factors such as compatible zoning and land use of the sites to be connected, and topographic constraints at the point where a stub street is desired to be extended into adjoining land. In this case, staff finds no impediments that prohibit a stub street street connection to the property to the north. Such connection could be accommodated by extension of Forester Court to the northern property line of the proposed development. It should be noted that the subject site contains similar environmentally sensitive areas as those existing on the property to its north.

Adequate utilities are in place to service the proposed development, with the exception of sanitary sewer, which is currently unavailable through a direct gravity sewer main at the southwest corner of the site. The applicant proposes the installation of a lift station and new force main to convey sewage to an existing City sewer main near the intersection of Mexico Gravel Road and Wyatt Lane. These proposed improvements have received tentative approval from the City's Utilities Department subject to submission of formal design plans.

Aside from the disagreement regarding connection of a stub street to the north, the proposed preliminary plat

meets all applicable City development requirements.

RECOMMENDATION

Staff recommends approval of the preliminary plat, subject to a revision to extend a stub street to the subject site's northern property line.

ATTACHMENTS

- Locator maps
- Preliminary plat
- Letter from applicant regarding street stub to north
- Opposition letter from neighbor

SITE HISTORY

Annexation Date	Pending annexation on November 21, 2016
Existing Zoning District(s)	County A-2 (Urban Agriculture)
Land Use Plan Designation	Neighborhood District
Subdivision/Legal Lot Status	Surveyed tract

SITE CHARACTERISTICS

Area (acres)	28.84 acres
Topography	30-foot decline from south to north
Vegetation/Landscaping	Mix of hay fields and tree-covered draws
Watershed/Drainage	Nelson Creek
Existing structures	Undeveloped

SURROUNDING LAND USES

Orientation from site	Zoning	Land Use
North	Boone County A-2	Single-family home
South	County A-2	Farmland
East	County A-2 & A-R (Agriculture Residential)	Single-family & Farmland
West	City R-1	Single-family subdivision

UTILITIES & SERVICES

Sanitary Sewer	City sewer service
Water	City service
Fire Protection	Boone County Fire Protection District (Columbia Fire Dept. upon annexation)
Electric	Boone Electric Cooperative

ACCESS

Highway PP	East side of site
Major Roadway Plan	Minor Arterial (unimproved)
CIP Projects	None

Webster Grove Road	West side of site
Major Roadway Plan	Local Residential street (improved)
CIP Projects	None

PARKS & RECREATION

Neighborhood Parks	Indian Hills Park is approximately one mile south and west of the site. Site is in a Secondary Priority Park Acquisition Service Area
Trails Plan	No trails planned adjacent to site
Bicycle/Pedestrian Plan	N/A

PUBLIC NOTIFICATION

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of a public information meeting, which was held on September 13, 2016.

Public Information Meeting Recap	Number of attendees: 6 Comments/concerns: Traffic, sewer capacity, screening, loss of natural habitat
Neighborhood Association(s) Notified	Garden City
Correspondence Received	1 opposition letter

Report prepared by Steve MacIntyre; approved by Patrick Zenner