

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
June 22, 2017**

SUMMARY

A request by Crockett Engineering Consultants (agent) on behalf of THD-REB Properties, LLC (contract purchaser) for approval of a 55-lot preliminary plat revision on R-1 (On-family Dwelling District) and PD (Planned District) zoned property, to be known as *The Vineyards, Preliminary Plat #3*. The 45.8-acre subject site is two separate parcels, one located on the south side of Elk Park Drive, approximately 150 feet east of Berkley Drive, and the other on the south side of State Highway WW, approximately 800 feet west of Stone Mountain Parkway. (**Case #17-100**)

DISCUSSION

The applicant is seeking approval of a revised preliminary plat for property that was most recently included in the The Vineyards, Plat No. 2 preliminary plat that was approved in 2015, but was originally included in The Vineyards, Plat No. 1 preliminary plat in 2005. The revised preliminary plat includes the creation of additional R-1 zoned lots within the Vineyards subdivision - 52 buildable lots and three common lots. None of the property included in this revision has been final platted to date.

The requested revision affects lots 728, 729, 731, and 732 from *The Vineyards, Plat No. 2*, as seen in the attached plat. Previously, these areas were shown as large lots, with notes on the preliminary plat that identified them as locations of future development. The revised preliminary reflect the further subdivisions of those lots into smaller lots intended for residential development, with one exception. Lot 729 will be split into two areas, with the portion along Spring Mountain Drive subdivided into smaller lots, while the western portion will remain as a large lot. As the majority of this area is zoned PD, the future development of this lot will require a PD plan.

The access for the subject site generally remains consistent with the past preliminary plats, with the exception of the additional street stub for Duman Court, which is needed to access the newly created Lot 52 (which is the western portion of the previously mentioned Lot 729). The terminal street will extend into Lot 52 to the PD zoned area in order to ensure access is available.

In regards to future connectivity, Lot 52 has several stubbed streets that terminate at its property line, both along the north and the west side of the lot. How these existing street termini will be integrated into the PD development will be addressed upon the submission of the future PD plan, and connectivity will be evaluated at that time. Currently, El Dorado to the west is required to be extended into the PD area upon development per the preliminary plat, and staff anticipates that there will be connectivity to the existing street termini within Concord Estates to the north.

Upon review, the requested revision is generally consistent with the intent of the existing preliminary plat per the notes included on *The Vineyards, Plat No. 2*. As this plat was submitted prior to the adoption of the UDC, staff reviewed the revised preliminary plat per Section 25, and finds that it meets all technical requirements of the subdivision regulations.

RECOMMENDATION

Approval of the revised preliminary plat for *The Vineyards, Preliminary Plat #3*.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- *The Vineyards, Preliminary Plat #3*
- PREVIOUSLY APPROVED - *The Vineyards, Plat No. 2*

SITE CHARACTERISTICS

Area (acres)	45.8
Topography	Moderate to steep slopes
Vegetation/Landscaping	Significant tree cover
Watershed/Drainage	Grindstone Creek
Existing structures	None

HISTORY

Annexation date	2005
Zoning District	R-1, PD
Land Use Plan designation	Neighborhood District
Previous Subdivision/Legal Lot Status	Surveyed tracts

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	Public Water Supply District No. 9
Fire Protection	Columbia Fire Department
Electric	Boone Electric

ACCESS

Route WW	
Location	North side of site
Major Roadway Plan	Major Arterial (Unimproved & MoDOT maintained)
CIP projects	None
Sidewalk	Sidewalks required.

Elk Park Drive	
Location	North side of site
Major Roadway Plan	NA; local residential street (Boone Co maintained)
CIP projects	None
Sidewalk	Sidewalks required.

PARKS & RECREATION

Neighborhood Parks	Future park within subdivision
Trails Plan	Planned trail along South Fork of Grindstone Creek
Bicycle/Pedestrian Plan	No facilities adjacent to site.

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 March 28, 2017.

Public information meeting recap	Number of attendees: 1
Notified neighborhood association(s)	The Vineyards Homeowner Association
Correspondence received	None to date

Report prepared by Clint Smith

Approved by Patrick Zenner