

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
June 21, 2018**

SUMMARY

A request by Crockett Engineering Consultants (agent) on behalf of Fred Overton, Inc. (contract purchaser) for approval of a 67-lot preliminary plat on R-1 (One-Family Dwelling) zoned land, to be known as *Bristol Ridge*, pending annexation and permanent zoning. Additionally the application is seeking design adjustments from Sections 29-5.1(c)(3)(i)(H) and 29-5.1(c)(3)(ii) of the UDC pertaining to connection to undeveloped lands and block lengths, respectively. The 31.01-acre subject site is generally located on the east side of Bearfield Road, approximately 1,400 feet north of Gans Road. **(Case #18-30)**

DISCUSSION

The applicant is seeking approval of a 67 lot preliminary plat on approximately 162 acres pending annexation and permanent zoning per Case #18-109. The entire site is proposed to be zoned R-1 which would allow the site to be improved with single-family detached dwellings. The development includes 59 single-family lots and 8 common lots. The common lots are depicted as being used for stormwater management and preservation purposes. Additional rights of way and utility easements are also depicted on the preliminary plat, to be dedicated at the time of final platting.

Access to the site will be primarily from Bearfield Road, located to the west, which is currently an unimproved roadway maintained by Boone County. The roadway is generally improved with approximately 24 feet of pavement and generally no shoulders or sidewalks. The subject site will also make use of an existing street stub from the adjacent subdivision to the south (Bristol Lake Subdivision) which will extend Bradington Drive into the subject property. This connection allows for traffic movement through the site to Bristol Lake Parkway, to the east, and ultimately to Gans Road which is to the south. Conversely this connection will allow the flow of local residential traffic from the Bristol Lake Subdivision directly to Bearfield Road.

On the CATSO Major Roadway Plan (MRP), Bearfield is identified as a Major Collector. Additional right of way will be dedicated at the time of final platting of this site to provide the required 33-foot half-width. There is also a Neighborhood Collector (Bristol Lake Parkway) that runs to the east of the subject properties, and there is a Neighborhood Collector (Philips Farm Rd) that currently is being shown just to the north of this proposed preliminary plat. The preliminary plat was reviewed by CATSO at their May 2, 2018 meeting to evaluate the proposed roadway network within the area and it was concluded that no additional major roadways were needed on the site.

The sidewalk along Bearfield is shown in its typical location approximately one-foot inside the right of way, with one exception. At the far north end of the property, Bearfield crosses Clear Creek and requiring placement of the sidewalk in its typical location may require that a pedestrian bridge be constructed. As an alternative, the sidewalk is proposed to be placed at the edge of the pavement of Bearfield as it crosses Clear Creek thereby utilizing the existing drainage culvert. Construction plans are not required at the time of preliminary plat approval; however, will be required prior to final platting at which time the final design of the sidewalks placement will fully evaluated. Based on field evaluation the applicant has stated that this location is possible; however, if it is shown that this design is not feasible as an alternative location a design adjustment may be requested at time of final platting.

In addition to the sidewalk, the preliminary plat reflects a future Park Trail easement that would be granted along Clear Creek. This future trail location is included in the Park Department's Trail Plan.

Along with the properties that are not currently within the city, the applicant is requesting to include an existing lot which was previously annexed and platted into this preliminary plat. This lot is located in the southeast corner of the site, at the northwest intersection of Bradington and Baxley, and was shown as Lot 97 of *Bristol Lake Plat 1*, approved in 2005. It was also included in the PD development plan known as *Bristol Lake Tract 2 PUD* plan. An associated request to rezone this lot from PD to R-1 is being processed concurrently as Case #18-128. The requested preliminary plat represents a revision to the previously approved preliminary plat for Lot 97, allowing it to be final platted in the future with this site.

Design Adjustments

The applicant has submitted two design adjustment requests, which are each discussed below. The applicant has provided information supporting the requested design adjustments on the attached worksheets. The Commission may recommend approval of the design adjustments if it determines that the following criteria have been met.

- 1. The design adjustment is consistent with the City's adopted comprehensive plan and with any policy guidance issued to the Department by Council;**
- 2. The design adjustment will not create significant adverse impacts on any lands abutting the proposed plat, or to the owners or occupants of those lands;**
- 3. The design adjustment will not make it significantly more difficult or dangerous for automobiles, bicycles, or pedestrians to circulate in and through the development than if the Subdivision Standards of Section 29-5.1 were met;**
- 4. The design adjustment is being requested to address a unique feature of the site or to achieve a unique design character, and will not have the effect of decreasing or eliminating installation of improvements or site features required of other similarly situated developments; and**
- 5. The design adjustment will not create adverse impacts on public health and safety.**

Section 29-5.1(c)(3)(i)(H) - Street connectivity to adjoining property

When a new subdivision adjoins unplatted or undeveloped land, the new streets shall be carried to the boundaries of such land unless vehicular access is unnecessary or inappropriate due to existing or proposed development with incompatible traffic generation on the adjacent platted or unplatted lands or designation of sensitive areas. A temporary turnaround approved by the director of public works shall be installed at the point where the properties connect, except when the terminus of the street is less than one hundred fifty (150) feet from an intersecting street right-of-way.

This section requires that streets be generally stubbed to adjoining property that is undeveloped, with a few caveats. If the connection impacts a sensitive area, that should be taken into account when determining if the connection is appropriate.

The site is bordered by streams to the north - Clear Creek generally to the northwest and another unnamed creek to the northeast. This unnamed creek does not appear to be a substantial waterway and there is also no floodplain or flood way associated with this waterway.

In this instance, there are competing interests involved within the UDC (street connectivity versus preservation of sensitive areas), but this Section makes allowances for such a conflict. Street connectivity here would provide significant value by providing a connection to the planned east/west MRP neighborhood collector to the north of this site (Philips Farm Road), as well as connections to the possible future development to the north. The benefits of this additional connection, such as the likely decrease in vehicle miles and reduction of trips on the adjoining major roadways by providing more internal residential street connections, appears to outweigh the costs of crossing the sensitive areas in this location. In short, the requirement to provide the connection does not appear to be inappropriate.

The applicant has thus requested the design adjustment that is attached. Connectivity is important goal of Columbia Imagined, and will also benefit the community and local residents as a whole as described above. Upon review, staff does not support the requested design adjustment.

It should be noted that a pedestrian trail easement is included on the preliminary plat between lots 50 and 51. If a street connection is not required to the north (and the above design adjustment is approved), this connection would at least provide pedestrian connectivity to the future Clear Creek Trail and then to other areas to the north of the site. This is consistent with provisions within Section 29-5.1(c)(3)(i)(I) when it is determined that there is a need for non-vehicular public access to areas such as trails.

Section 29-5.1(c)(3)(ii) - Blocks

Blocks. Streets shall intersect at intervals not exceeding six hundred (600) feet or less than two hundred fifty (250) feet. Blocks shall have sufficient depth to provide for two (2) tiers of lots of appropriate depth. The director may approve exceptions to block depth when blocks are adjacent to major streets, railroads, waterways, or other sensitive environmental areas (e.g., steep slopes, waterways).

This section requires that blocks be no longer than 600 feet. On the proposed preliminary plat, the distance along Baxley Drive between the two Bradington Court intersections is approximately 1,000 feet.

Upon review, staff does not support the requested design adjustment. The request does not appear to address a unique feature to this site; however, the request also does not appear to significantly impact surrounding property owners or the safety of the site. In addition, staff does concede that the area of the property is generally triangular and attempting to design a traditional block layout may result in a somewhat awkward street design. But the extension of the existing loop street to provide a through connection should not substantially affect the site either. As such, staff recommends denial of the design adjustment.

Conclusion

The proposed preliminary plat has been reviewed by staff and, aside from the requested design adjustments, meets all requirements of the Unified Development Code.

RECOMMENDATION

Staff recommends the following actions:

1. Denial of the requested design adjustments.
2. Approval of the preliminary plat subject to its correction to comply with UDC provisions prior to forwarding for Council consideration.

A Commission support of the design adjustments would not require revision to the submitted plat.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Preliminary plat
- Previously Approved - *Bristol Lake Plat 1*
- Design Adjustment Worksheets
- CATSO Major Roadway Plan

SITE CHARACTERISTICS

Area (acres)	30.89
Topography	Generally sloping from south to north, steeper grades in northeast corner and near lake
Vegetation/Landscaping	Tree coverage on south and north along creeks.
Watershed/Drainage	Clear Creek
Existing structures	Single-family structure, several accessory structures

HISTORY

Annexation date	NA
Zoning District	Boone County A-1 (Agricultural District)
Land Use Plan designation	Neighborhood District, Open Space/ Greenbelt, Sensitive Area
Previous Subdivision/Legal Lot Status	Not a legal lot

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	City of Columbia
Fire Protection	City of Columbia
Electric	City of Columbia (service extension required)

ACCESS

Bearfield Road	
Location	West side of site
Major Roadway Plan	Major Collector (unimproved & Boone County maintained). 66-foot ROW (33-foot half-width) required to be dedicated.
CIP projects	None
Sidewalk	Required.

Bradington Drive	
Location	South of site
Major Roadway Plan	NA; local residential street.
CIP projects	None
Sidewalk	Required.

PARKS & RECREATION

Neighborhood Parks	Located within Philips Park service area
Trails Plan	Planned Clear Creek trail to the north
Bicycle/Pedestrian Plan	Planned Clear Creek trail to the north

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 May 1, 2018.

Public information meeting recap	Number of attendees: 1 (excluding applicant) Comments/concerns: No specific concerns
Notified neighborhood association(s)	The Village at Bearfield HOA
Correspondence received	None at time of report.

Report prepared by Clint Smith

Approved by Patrick Zenner