

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 251-18

AN ORDINANCE

approving the Preliminary Plat for “Bristol Ridge”; granting design adjustments relating to street connections to undeveloped land and subdivision block lengths; setting forth a condition for approval; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council hereby approves the Preliminary Plat for “Bristol Ridge,” as certified and signed by the surveyor on June 14, 2018, a subdivision located on the east side of Bearfield Road, approximately 1,400 feet north of Gans Road, containing approximately 31.01 acres, and hereby confers upon the subdivider the following rights for a period of five (5) years from and after the date of this approval:

- (A) The terms and conditions under which the preliminary plat was given approval shall not be changed except as required by subsection (C);
- (B) The subdivider may submit on or before the expiration date a final plat for the whole or any part of the subdivision for approval;
- (C) Each final plat for land included in the preliminary plat application shall comply with any new technical or engineering standards or requirements adopted by Council between the date of the preliminary plat approval and the date of each final plat application for land included in the preliminary plat;
- (D) If the subdivider fails to submit a combined total of one-fourth (1/4) of the preliminarily approved lots (in either a single or multiple) final plats before the expiration date, the preliminary plat approval shall expire and be of no force or effect; and
- (E) The Director of Community Development may grant a one (1) year extension to the expiration date if no change to a City ordinance would require a change in the plat. An appeal from an adverse decision by the Director on preliminary plat extension shall be made to the Council. Any subsequent extension(s) on preliminary plat expiration date shall be made to Council for a specified period on such terms and conditions as the Council may approve.

SECTION 2. Prior to approval of the Final Plat of this Subdivision, the subdivider shall have completed the improvements required by the Unified Development Code, or in lieu of completion of the work and installations referred to, present security to the City Council with surety and conditions satisfactory and acceptable to the City Council, providing for and securing the actual construction and installation of the improvements and utilities within a period of seven years; or put the City Council in an assured position to do the work, obligating the developer to install the improvements indicated on the plat, provided that no occupancy permit will be issued to any person for occupancy of any structure on any street that is not completed in front of the property involved, or the utilities have not been installed to the satisfaction of the City.

SECTION 3. Subdivider is granted a design adjustment from the street connectivity requirement of Section 29-5.1(c)(3)(i)(H) of the City Code so that a street shall not be required to be extended from Bradington Drive to the undeveloped tract to the north.

SECTION 4. Subdivider is granted a design adjustment from the block length requirement of Section 29-5.1(c)(3)(ii) of the City Code so that the distance of that portion of Baxley Drive between the two Bradington Drive intersections may be 1,000 feet rather than the required limitation of 600 feet.

SECTION 5. Approval of the Preliminary Plat for Bristol Ridge is subject to the condition that prior to issuance of a land disturbance permit for development of the property, the property owner shall enter into a development agreement that is in substantial conformance with the terms and conditions as shown on "Attachment A" attached hereto.

SECTION 6. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2018.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor