

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
May 4, 2023**

SUMMARY

A request by Crockett Engineering (agent), on behalf of Richland Olivet Farm, LLC, Charlotte Frazier, and Melissa Ussery (owners), seeking approval of a preliminary plat of a 103.73-acre tract of land to be known as “Richland Estates”, subject to annexation and permanent zoning. The proposed development would contain 146 residential lots, 1 neighborhood commercial lot, and 14 common lots. The acreage is located at the southwest corner of Richland and Olivet Roads and is common addressed as 6800 Richland Road. A concurrent request (Case # 114-2023) seeks approval of R-1 (One-family Dwelling) and M-N (Mixed-use Neighborhood) zoning as the acreage’s permanent City zoning, upon annexation. **(Case # 113-2023)**

DISCUSSION

The applicant is seeking approval of a 161-lot preliminary plat on a 103.73-acre property located southwest of the intersection of Olivet and Richland Roads. A concurrent request (Case # 114-2023) proposes to assign permanent City zoning to the parcel upon annexation, with 97.02 acres zoned R-1 (One-family Dwelling) and 6.71 acres zoned M-N (Mixed-use Neighborhood). The M-N zoning is located at the northeast corner of the acreage and its intersection with Richland and Olivet Roads.

The proposed Richland Estates preliminary plat includes much of the land from Olivet Road west to the Old Hawthorne North subdivision which obtained final plat approval in September 2022. At that time, appropriate roadway stubs were platted on the eastern boundary of Old Hawthorne North providing east-west road connectivity with the Richland Estates tract. The CATSO Major Roadway Plan identifies a major north-south collector roadway between the two developments that will provide future connectivity between New Haven Road and Interstate 70. This roadway alignment has been accommodated on the proposed preliminary plat as Burghley Drive and will be the first section of the future major collector constructed. This major collector will also serve as access to both the Richland Estates and Old Hawthorne North developments.

The CATSO plan also identifies another major collector roadway crossing the site along its southern boundary that would provide east-west connectivity. However, given the existence of the South Fork Grindstone Creek corridor in this location and the associated topographical conditions, this roadway is not shown nor planned to be constructed within the boundaries of Richland Estates. In lieu of this identified CATSO east-west collector, an alternative east-west connection has provided through the tract via Adare Manor Drive. This alternative east-west roadway connects to an existing stub street within Old Hawthorne North, traverses the subject property and connects to the Oak Mill Estates subdivision located immediately southeast of the subject tract. The Oak Mill Estates preliminary plat was approved by Boone County in April 2022 and provides the desired east-west roadway connectivity that the CATSO major collector would have without impacts to the Grindstone Creek.

The residential lots on the Richland Estates preliminary plat are traditional single-family lots, with an average size of approximately a ¼ acre. The lots fronting along Adare Manor Drive, however, are generally about an acre in size. Stormwater mitigation is planned on common lots C5 and C12, and tree preservation areas are denoted on Lots C1 and C9, along the western side of the parcel. Other common lots are scattered throughout the subdivision, generally located within street loops and ‘eyebrows’ providing small pockets of greenspace. Where Burghley Drive is offset from the western property boundary narrow common lots are also created, providing a buffer between the roadway and those properties to the west, within Old Hawthorne North.

The concurrent permanent zoning request (Case # 114-2023) seeks M-N (Mixed-use Neighborhood) zoning on an approximate 6.71-acre tract of land that is shown as Lot 147 of the plat. The lot is located at the northeast corner of the subject tract adjacent to the Richland and Olivet Road intersection. The parcel is intended to be used for supportive neighborhood commercial uses in the future and could even be developed with multi-family if desired. This parcel, in addition to be retained for future commercial uses, will also be impacted by the realignment of the current Richland and Olivet Road intersection. The intersection, per the development agreement for the Silver Lakes subdivision located north of the subject tract, requires the intersection to be moved westward into Lot 147 such that the northern extension of Olivet Road will align at a new 4-way intersection. Given this future impact, Lot 147 is not to be platted until the developer of Silver Lakes proposes the construction of Olivet Road on his property. Once construction plans are prepared for the northern extension of Olivet Road, the right of way necessary for the realignment of the southern intersection would be known and Lot 147 would be final platted with the required right of way being dedicated and the remainder of the lot being reserved for the future commercial uses.

It should be noted that additional right-of-way is being shown on the preliminary plat along both Richland and Olivet Roads to ensure compliance with the current roadway standards for their respective classifications. The intersection of Richland and Olivet Roads as noted is proposed to be realigned, but is also planned to be improved with a roundabout in the future. As such, the plat shows additional right of way to accommodate the future roundabout as well as that needed for the initial realignment.

These rights-of-way and improvements, being integral to the transportation network, give rise to the need for a development agreement which will be considered by City Council in conjunction with the subject preliminary plat. The agreement will require the platting of the right of way with the first final plat on the residential portion of the property, in regards to Richland Road. The additional right of way for Olivet Road, including that for the roundabout, will be required at the time the M-N parcel is final platted in the future. The developer will also be required to contribute a share of the cost to construct a future the roundabout at the intersection of Richland Road and Rolling Hills Road/Grace Lane in proportion to the anticipated impact of their development.

The preliminary plat has been reviewed by all appropriate staff and is found to be compliant with the provisions of the UDC.

RECOMMENDATION

Approval of the *Richland Estates* preliminary plat.

ATTACHMENTS

- Locator Maps
- Preliminary Plat

SITE CHARACTERISTICS

Area (acres)	103.73 acres
Topography	Gently sloping southeast, ridge at northwest corner
Vegetation/Landscaping	Pastureland, sparse timber, wooded areas at northwest, southwest, and southeast corners
Watershed/Drainage	Perche Creek
Existing structures	One home in the western 1/3 parcel (proposed Lot 109)

HISTORY

Annexation date	NA
Zoning District	Boone County A-R (Agriculture - Residential)
Land Use Plan designation	Neighborhood District
Previous Subdivision/Legal Lot Status	Survey tracts

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	PWSD #9
Fire Protection	Boone County Fire Protection District. Upon annexation shared with City of Columbia as primary provider.
Electric	Boone Electric

ACCESS

Richland Road	
Location	North side of parcel
Major Roadway Plan	Major Arterial
CIP projects	None
Sidewalk	None installed. Would require installation as part of site development

Olivet Road	
Location	East side of parcel
Major Roadway Plan	Minor Arterial
CIP projects	None
Sidewalk	None installed. Would require installation as part of site development

PARKS & RECREATION

Neighborhood Parks	N/A
Trails Plan	Proposed trail on Olivet Road
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 via public information postcards on March 6th of the pending action.

Notified neighborhood association(s)	None
Correspondence received	None

Report prepared by Rusty Palmer

Approved by Patrick Zenner