

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
July 18, 2024**

**SUMMARY**

A request by Allstate Consultants (agent), on behalf of Yankee Ridge LLC (owner), for approval of a 122-lot Preliminary Plat of 52.15-acre parcel located at 2899 Creasy Springs to be known as “*Bennett Ridge*”. A concurrent request to rezone (Case # 185-2024) the subject property to R-2 has been submitted for consideration and the applicants intend to pursue Board of Adjustment authorization to use the “cottage” optional development standards such that the proposed subdivision may be platted and subsequently improved with cottage-sized lots.

**DISCUSSION**

The applicants are seeking approval of a 122-lot preliminary plat, to be known as the, “Bennett Ridge,” on a 52.15-acre property located northeast of the intersection of Creasy Springs Road and Proctor Drive. The applicants are concurrently seeking a rezoning (Case # 185-2024) of the parcel, from A (Agriculture) to R-2 (Two-family Dwelling), and intend to purpose a “optional development standard” authorization from the Board of Adjustment to allow for the platting of the development with lots smaller than generally permitted in the R-2 district.

The proposed preliminary plat includes the land north of properties fronting on Proctor, from Creasy Springs, east to Bear Creek. The Bear Creek corridor adjacent to the subject site is owned by the City and managed by the Columbia Parks and Recreation Department and houses much of the Bear Creek Trail system. The proposed plat depicts 117 single-family cottage lots arranged around 3 internal public streets. The cottage lots range in size from 4,200 to roughly 10,000 square feet, with an overall average lot size of around 4,750 square feet. Lot 118 is intended to be a standard single-family lot, and common lots 119, 120, and 122 will serve to provide all required tree preservation areas. Lot 121 is intended for future development, however, a note on the plat indicates that development of Lot 121 cannot take place until such time as an additional roadway connection is constructed from the northeast stub of Ella Drive across Bear Creek to the East or back to Proctor Drive to the south. Neither option is anticipated to occur within the foreseeable future.

The CATSO Major Roadway Plan does not identify any planned major roadways on the subject parcel. Creasy Springs Road is currently located within an 80-foot street easement, which will be dedicated as right-of-way on the final plat. The easement is substandard, therefore additional right-of-way will be required to reach the required minimum width of 84 feet for minor arterials. Two small remnants of the subject parcel lie west Creasy Springs, but are suitable for development. These tracts will be dedicated as additional right-of-way for Creasy Springs.

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 “Bennett Ridge Preliminary Plat” pursuant to minor technical corrections.

**ATTACHMENTS**

- Locator Maps
- Proposed Preliminary Plat

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	52.15 acres
<b>Topography</b>	Sloped generally to the NE
<b>Vegetation/Landscaping</b>	Wooded
<b>Watershed/Drainage</b>	Bear Creek to Perche Creek
<b>Existing structures</b>	No significant structures

**HISTORY**

<b>Annexation date</b>	1969
<b>Zoning District</b>	A (Agriculture)
<b>Land Use Plan designation</b>	Neighborhood District
<b>Previous Subdivision/Legal Lot Status</b>	Survey tracts

**UTILITIES & SERVICES**

<b>Sanitary Sewer</b>	City of Columbia
<b>Water</b>	
<b>Fire Protection</b>	
<b>Electric</b>	

**ACCESS**

<b>Creasy Springs Road</b>	
<b>Location</b>	West side of parcel
<b>Major Roadway Plan</b>	Minor Arterial
<b>CIP projects</b>	None
<b>Sidewalk</b>	Installed

<b>Emery Drive</b>	
<b>Location</b>	Enters southwest corner of parcel
<b>Major Roadway Plan</b>	N/A
<b>CIP projects</b>	None
<b>Sidewalk</b>	Installed

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	Cosmo Park, Bear Creek Trail, Parkade, Garth Nature Area, Proctor Park
<b>Trails Plan</b>	No unfunded trails projects, Bear Creek Trail and spurs onsite
<b>Bicycle/Pedestrian Plan</b>	Creasy Springs Rd is red route

**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 June 14<sup>th</sup> of the pending action.

<b>Notified neighborhood association(s)</b>	Vanderveen Homeowners Association, Vanderveen Crossing Neighborhood Association, Hunters Gate Neighborhood Association
<b>Correspondence received</b>	None

Report prepared by Rusty Palmer

Approved by Patrick Zenner