



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 15, 2018

Re: Bristol Ridge – Preliminary Plat (Case #18-30)

Executive Summary

Approval of this request would approve a preliminary plat for a 67-lot residential subdivision on R-1 zoned property, pending annexation and permanent zoning approval as well as grant design adjustments to 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.

Approval of this request would also include a condition that the City enters into a development agreement with the property owner prior to the issuance of a land disturbance permit, establishing public infrastructure obligations associated with the proposed annexation and future site development.

Discussion

Overview

Crockett Engineering Consultants (agent) on behalf of Fred Overton, Inc. (contract purchaser) is seeking 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.

This request is associated with Case #18-109, which is the annexation of the majority of the subject site. It is also associated with Case #18-128, which is the rezoning of a lot that is located in the adjacent subdivision. The proposed preliminary plat will incorporate this lot in to the proposed subdivision, pending the approval of its rezoning from PD to R-1.

The requested preliminary plat includes the creation of 59 single-family lots and 8 common lots, with the majority of the common lots used for stormwater purposes, tree preservation and for sensitive areas. The preliminary plat includes the future dedication of the required half-width right of way for Bearfield Road (33 feet), which is identified as a major collector on the City's Major Roadway Plan.

The proposed layout provides street connections to the existing subdivision to the south, *Bristol Lake*, and to Bearfield Road to the west. The site layout also provides for a future connection to the future Parks Department trail that is proposed along Clear Creek.



The Planning and Zoning Commission considered the preliminary plat request at their June 21, 2018 meeting. Staff presented its report and the applicant and their representatives gave an overview of the request. Commissioners inquired on the status of the off-site MRP streets and on possible street connections to offsite properties, which is the subject of one of the requested design adjustments.

One member of the public spoke during the meeting and shared concerns with increased traffic along Bearfield Road. Following additional discussion by the Commission regarding street connectivity, the Planning and Zoning Commission voted (5-4) to recommend approval of the preliminary plat with the associated design adjustments.

Development Agreement

Expansion of the municipal limits to accommodate a development of the size and scale as that proposed is not without impact to existing city infrastructure. In light of this reality, staff has proposed that a development agreement be entered into by the applicant and executed prior to the issuance of a land disturbance permit for the property. The applicant has agreed to enter into such an agreement and to the terms that such agreement be executed prior to seeking a land disturbance permit which typically occurs prior to the final platting.

The development agreement represents a “cost of entry” or “adequate cost allocation” approach for proposed annexation requests and is intended to address the impacts that annexing and developing the requested acreage may have upon existing city services. When considering terms within the development agreement, staff reviewed estimates of what the cost of upgrading the existing half-width of Bearfield Road would be, and then considered other improvements that could be included within the development agreement that would be similar to those costs which would benefit both the proposed residents of this development and existing residents community-wide.

The agreement includes the grading and seeding of the right of way between the existing pavement and the future property line, to include a shoulder along the east side of Bearfield Road. The grading of the shoulder prepares the right of way for possible future upgrades and/or widening, and potentially reduces the future impact to residents along the roadway if/when the City was to initiate a widening project, as the right of way could require less disturbance.

A draft copy of the agreement and its exhibits has been prepared and is attached to this report. Council approval of the ordinance for the preliminary plat will include a condition that a development agreement that is substantially consistent with the one included as an exhibit be executed by the property owner and the City prior to the issuance of a land disturbance permit for the site, and it will authorize the City Manager to execute that agreement on behalf of the City at that time.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

A copy of the Planning Commission staff report, locator maps, proposed preliminary plat, previously approved *Bristol Lake Plat 1*, design adjustment worksheet, CATSO Major Roadway Plan, draft development agreement with exhibits, and meeting excerpts are attached.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as roads, sewers, water, and electric, as well as public safety and solid waste service provision. Future roadway improvements may be at the expense of the City if maintenance is transferred from the County in the future. Future impacts may or may not be offset by increased user fees and/or property tax collections.

Strategic & Comprehensive Plan Impact

[Strategic Plan Impacts:](#)

Primary Impact: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

[Comprehensive Plan Impacts:](#)

Primary Impact: Land Use & Growth Management, Secondary Impact: Infrastructure, Tertiary Impact: Livable & Sustainable Communities

Legislative History

Date	Action
10/1/2018	Set annexation public hearing (R152-18).

Suggested Council Action

Approve the preliminary plat for *Bristol Lake*, and the requested design adjustments as recommended by the Planning Commission.