

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
April 7, 2022**

**SUMMARY**

A request by Luebbert Engineering (agent), on behalf of D&D Investment of Columbia, LLC, (Owners), for a revised preliminary plat containing 8.17 acres located near the intersection of Lake of the Woods and Geyser Boulevard, to be known as "*Forest Hills Plat 3*." Revisions include a modified street layout and division of Lot 94 of Forest Hills, Plat 1 into 15 additional single-family lots. **(Case #116-2022)**

**DISCUSSION**

The applicant is seeking to revise the approved preliminary plat of *Forest Hills Plat 1*. The revised preliminary plat, to be known as *Forest Hills Plat 3*, rearranges a portion the road network and Lots 28-40 of the *Forest Hills Plat 1* preliminary plat now part of Forest Hills Plat 2, and further subdivides Lot 94 of the original preliminary plat into 15 additional lots. The proposed revision will modify approximately the eastern 8.17 acres of the Forest Hills subdivision generally east of Sugar Maple Drive which is zoned R-1 (One-Family Residential). The revision will not impact any completed development in the final plat of Forest Hills Plat No. 1.

The original preliminary plat (attached) was approved by City Council in February 2006. At that time a 4.9-acre lot was created (Lot 94) to hold the existing farm house on the property. The plat created an entitlement for as many as 82 residential lots within the overall Forest Hills development. The plat, at that time, provided for a vehicular connection to the south with North Waterfront Drive and an extension of Rice Road (now Geyser in this location) west to Lake of the Woods Road. An additional stub of Sugar Maple Drive was provided to the undeveloped property to the Water's Edge Estates subdivision, immediately south of the subject tract. This connection was later eliminated after public input during Council's consideration of the final plat, *Forest Hills Plat 2*, and a gap was left between the right-of-way and the southern property line to ensure no connection was made in the future. *Forest Hills Plat 1* (2013) included those properties adjacent to Rice Road (now Geyser), and *Forest Hills Plat 2* (2021) platted the properties to the south with the exception of Lot 94 from the preliminary plat.

Proposed modifications to the approved preliminary plat are to address unanticipated regulatory issues associated with sensitive site features such as an established wetland area and natural drainage features. Proposed Lot 200 is set aside as a common lot for the purpose of protecting a wetland area and for stormwater detention. Similarly, proposed Lot 208 lies over a drainage channel, therefore it is designated a common lot for stormwater management purposes.

The wetland area within proposed Lot 200 created an issue with the original lots in this location and ultimately resulted in the redesign (closure) of Royal Plum Drive where the roadway encroached onto the sensitive area. As a result the roadway has been renamed on the plat to reflect the new arrangement. For instance, Royal Plum Drive, where it meets Geyser, is renamed to Royal Plum Court and the street is capped with a cul-de-sac turnaround at its southern end. West of the wetlands, Royal Plum has been renamed to Black Gum Court and again, is capped with a cul-de-sac east of Apple Blossom Drive.

Proposed Lots 203 through 217 lie on what was preliminarily platted as Lot 94 of Forest Hills Plat 1, and designated for future development. Access is provided to the proposed lots by way of Serviceberry Circle which includes an eyebrow at its southeast corner to provide sufficient lot frontage to Lots 210 and 211. Bitternut Drive also extends south from Geyser Boulevard to the southern property line, providing a second stub to the undeveloped property to the south for future roadway interconnections.

The proposed preliminary plat provides sufficient rights-of-way for all roadways and turnarounds, depicts all required utility and drainage easements, and sidewalks are depicted along all street frontages.

This request has been reviewed by both internal and external agencies and has been found to be consistent with the UDC with the exception of minor technical corrections that will be addressed prior to forwarding this request to Council for consideration.

**RECOMMENDATION**

Approve the preliminary plat, *Forest Hills Plat 3*, subject to minor technical corrections.

**SUPPORTING DOCUMENTS (ATTACHED)**

- 1) Locator Maps
- 2) Revised Preliminary Plat
- 3) Approved Preliminary Plat (2006)

**SITE CHARACTERISTICS**

|                               |   |
|-------------------------------|---|
| <b>Area (acres)</b>           | 8.17                                      |
| <b>Topography</b>             | Generally sloping to the south            |
| <b>Vegetation/Landscaping</b> | Varies, turf & pastureland                |
| <b>Watershed/Drainage</b>     | Perche Creek                              |
| <b>Existing structures</b>    | Lot 94 contains farmhouse and outbuilding |

**HISTORY**

|                                  |                                     |
|----------------------------------|-------------------------------------|
| <b>Annexation date</b>           | 2006                                |
| <b>Zoning District</b>           | R-1                                 |
| <b>Land Use Plan designation</b> | Neighborhood                        |
| <b>Legal Lot Status</b>          | Includes all of Forest Hills Plat 2 |

**UTILITIES & SERVICES**

|                      |                  |
|----------------------|------------------|
| <b>Sewer</b>         | City of Columbia |
| <b>Electric</b>      | Boone Electric   |
| <b>Water</b>         | City of Columbia |
| <b>Public Safety</b> | City of Columbia |

**ACCESS**

| <b>Geyser Boulevard</b>   |   |
|---------------------------|---|
| <b>Location</b>           | Enters parcel from the west, extends through site to Lake of the Woods Rd |
| <b>Major Roadway Plan</b> | Neighborhood Collector  |
| <b>CIP projects</b>       | N/A   |
| <b>Sidewalk</b>           | Required, where not already in place                                      |

**PARKS & RECREATION**

|                                |   |
|--------------------------------|---|
| <b>Neighborhood Parks</b>      | Indian Hills Park ¼ mile to the northwest |
| <b>Trails Plan</b>             | N/A                                       |
| <b>Bicycle/Pedestrian Plan</b> | 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 of this pending request via advanced notice March 14, 2022. Forty postcards were distributed.

|   |                        |
|---|------------------------|
| <b>Public information recap</b>             | Comments/concerns: N/A |
| <b>Notified neighborhood association(s)</b> | None.                  |
| <b>Correspondence received</b>              | None.                  |

Report prepared by Rusty Palmer

Approved by Patrick Zenner