

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
September 21, 2017**

SUMMARY

A request by Crockett Engineering Consultants (agent) on behalf of Fred Overton Development, Inc. (owner) for approval of a 38-lot preliminary plat on R-1 (One-family Dwelling) zoned land, to be known as "Perche Ridge", pending the annexation and permanent zoning of the property, with an associated design adjustment to Section 29-5.1(c.3.i.F) regarding loop street length. The 17-acre subject site is generally located on the north side of Gillespie Bridge Road, approximately 3,500 feet west of Louisville Drive. (Case #17-171)

DISCUSSION

The applicant is seeking approval of a preliminary plat for the development of a single-family subdivision that includes 33 buildable lots and 5 common lots, pending annexation per Case #17-172. The site is currently located within unincorporated Boone County and is zoned A-2 (Agricultural), which requires a 2.5-acre minimum lot size. The applicant is also requesting a design adjustment to allow a loop street that is greater than 300 feet.

Access for the site will be from Gillespie Bridge Road, an unimproved street that is identified as a minor arterial on the Major Roadway Plan (MRO). Additional right of way is shown to be dedicated at time of final platting to ensure that the minimum half-width right of way of 50 feet is provided. Tamarack Drive provides access to the site, and is stubbed to the property to the north to provide for future connectivity.

Common lot C1 includes provision for the preservation of some of the identified preservation areas, such as the required preservation of climax forest. In addition, it includes specific sensitive areas that were identified by the applicant, such as the oxbow lake that exists on site. Staff has also concluded that the preliminary plat should include the location of significant trees as required by the UDC. This will require an onsite evaluation of the existing trees, and staff is recommending that this be completed prior to forwarding the preliminary plat to City Council. A significant tree is one that exceeds 20 inches in diameter.

One issue identified by staff is that the proposed preliminary plat does not include all of the sensitive areas identified in Section 29-5.1(b) *Avoidance of Sensitive Areas* within common lots as is required. The applicant is requesting that the Commission consider a differing interpretation of the features that should be excluded from developable lots. Per staff's interpretation, Section 29-5.1(b.1) lists the three categories of features that are required to be placed in common lots. In general, it clearly requires that developable lots not include areas in the Floodplain Overlay District, which corresponds with the floodplain. As lots 25-31 include floodplain, the preliminary plat does not comply with the UDC; however, the attached narrative from the applicant offers a differing interpretation for PZC consideration. Staff has attached the relevant UDC Section for reference.

One unique feature of the site is an existing "Acknowledgement Easement" along the west boundary of the property. Per the applicant, this is an access easement for the benefit of the property to the north. While staff has inquired about the possibility of eliminating the easement and providing alternative access so that no encumbrances will be on the property, the applicant has stated that the adjacent property owner has expressed their desire to maintain the easement. With that in mind, the easement has been placed in a common lot so that the easement does not impact any residential lots.

Design Adjustment

The applicant has submitted a request construct a loop street, shown as Swather Loop on the preliminary plat, that exceeds 300 feet in length. The loop street requirement is within the Connectivity section of the UDC, and the limitation on its length is meant to ensure a street design that includes through connections, or potential connections when adjoining another property. In contrast, a loop is one that originates and terminates from the same through street.

One design alternative to a loop street that would meet the connectivity objective is to provide a stub to the property to the west, or another stub to the north that still falls within the permitted block length. As stated in the applicant's response, another alternative would be to substitute two cul-de-sacs in place of the loop, which would be permitted as well, but provides for less connectivity.

Given the subject site's location, it may lack the ability to provide another through access to the north, as it is boxed in by Walnut Wood Estates and Perche Creek. The UDC permits only 30 lots to be developed when only one point of access is provided to a through street without approval from the Fire Department, which in this case would not permit any further development to the north of the site without providing a second access point, which it currently does not have. The subject site will also only be permitted to plat 30 of the 33 developable lots without approval of the Fire Department, per UDC standards. By stubbing to the west, the site may potentially be able to provide a second access point that would allow further development, although it would be contingent on future development to the west.

In evaluating the other design adjustment criteria, the requested adjustment does not appear to address a unique feature of the site. And it may negatively impact circulation through the subdivision by eliminating a possible street network connection, although the connection is dependent on future development. However, as the alternative in this situation would likely be two cul-de-sacs, staff does not object to the requested design adjustment.

Conclusion

Staff finds the preliminary plat is not consistent with Section 29-5.1(b), and recommends denial. If the Commission concurs with the applicant's interpretation on this section, it would support approval of the plat subject to its revisions to include the significant trees that exist on the site.

RECOMMENDATION

- Denial of the preliminary plat, or;
- If the Commission concurs with the applicant's interpretation of 29-5.1(b), staff recommends approval of the preliminary plat and design adjustment, with the condition that the location of significant trees be included on the preliminary plat prior to Council consideration.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Preliminary plat
- UDC Section 29-5.1(b) *Avoidance of Sensitive Areas*
- Sensitive area interpretation by applicant
- Design Adjustment request

SITE CHARACTERISTICS

Area (acres)	17
Topography	Sloping from west to east
Vegetation/Landscaping	Tree coverage on east, north side of parcel
Watershed/Drainage	Perche Creek
Existing structures	None

HISTORY

Annexation date	NA
Zoning District	Boone County A-2 (Agriculture)
Land Use Plan designation	Neighborhood District, Open Space/ Greenbelt
Previous Subdivision/Legal Lot Status	Not a legal lot

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia (upon annexation and extension)
Water	CPWSD #1
Fire Protection	City of Columbia (upon annexation)
Electric	Boone Electric

ACCESS

Gillespie Bridge Road	
Location	South side of site
Major Roadway Plan	Minor Arterial (unimproved & County-maintained). 100-foot ROW (50-foot half-width) required.
CIP projects	None
Sidewalk	Sidewalks required.

PARKS & RECREATION

Neighborhood Parks	No park within ½ mile
Trails Plan	Planned Perche Creek trail to the east
Bicycle/Pedestrian Plan	No facilities in the area

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 a public information meeting, which was held on July 18, 2017.

Public information meeting recap	Number of attendees: 11 Comments/concerns: Increased traffic and impact on nearby intersections and bridge, development inconsistent with adjacent development, removal of vegetation, development in/near floodplain,
Notified neighborhood association(s)	Longview Neighborhood Association Stonecrest Neighborhood Association
Correspondence received	None at time of report.

Report prepared by Clint Smith

Approved by Patrick Zenner