

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
June 21, 2018**

SUMMARY

A request by Crockett Engineering Consultants (agent) on behalf of Valley View Gardens, Inc. (owner) for approval to rezone Lot 97 within *Bristol Ridge Plat 1* from PD (Planned Development) to R-1 (One-family Dwelling). The subject site is located at the northwest corner of Baxley Court and Bradington Drive, and addressed as 4705 Bradington Drive and was shown as a lot being within the *Bristol Lake Tract 2* PUD plan. (**Case #18-128**)

DISCUSSION

The applicant is seeking approval to rezone Lot 97 in the *Bristol Ridge Plat 1* from PD to R-1. The lot was not platted as a buildable lot per note #6 on the plat, and the lot was meant to be replatted along with the redevelopment of the adjacent site, which would be case #18-30. Approval of the rezoning will allow it to be included in the submitted preliminary plat of Bristol Ridge (Case # 18-30) as a buildable lot, as intended when it was originally platted with the Bristol Ridge Plat 1.

Staff has no objections to the proposed rezoning to R-1, presuming that the proposed annexation and permanent zoning of the adjacent property to R-1 (Case #18-109) is approved. The density of the lot will actually be reduce from allowing a duplex to allowing single-family uses. This change in density; however, will be minimal given that the scope of the rezoning only impacts one lot. The lot is also located at an intersection, and the change in zoning at this location is reasonable.

RECOMMENDATION

Approval of the rezoning of Lot 97 within *Bristol Ridge Plat 1* from PD to R-1.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Previously Approved - *Bristol Lake Plat 1*
- Previously Approved - *Bristol Lake Tract 2 PUD*

SITE CHARACTERISTICS

Area (acres)	0.11
Topography	Generally flat
Vegetation/Landscaping	No vegetation
Watershed/Drainage	Clear Creek
Existing structures	None

HISTORY

Annexation date	2005
Zoning District	PD (Planned Development)
Land Use Plan designation	Neighborhood District, Sensitive Area
Previous Subdivision/Legal Lot Status	Lot 97 within <i>Bristol Ridge Plat 1</i>

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	City of Columbia
Fire Protection	City of Columbia
Electric	City of Columbia

ACCESS

Bradington Drive	
Location	South of site
Major Roadway Plan	NA; local residential street.
CIP projects	None
Sidewalk	Required.

PARKS & RECREATION

Neighborhood Parks	Located within Philips Park service area
Trails Plan	Planned Clear Creek trail to the north
Bicycle/Pedestrian Plan	Planned Clear Creek trail to the north

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 May 29, 2018.

Public information meeting recap	Number of attendees: 1 (excluding applicant) Comments/concerns: No specific concerns
Notified neighborhood association(s)	None
Correspondence received	None at time of report.

Report prepared by Clint Smith

Approved by Patrick Zenner