

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

SUMMARY

A request by Crockett Engineering Consultants (agent) on behalf of Gates Real Estate, LLC (owner) for approval of a 193-lot preliminary plat revision on R-1 (On-family Dwelling District) zoned property, to be known as *The Gates Preliminary Plat No. 3*. The 120-acre subject site is generally located south of Old Plank Road, and south of Wentworth Drive. (**Case #17-101**)

DISCUSSION

The applicant is seeking approval of a revised preliminary plat for property that was most recently included in *The Gates Preliminary Plat (1st revision)* and *The Gates Preliminary Plat #2*, both approved in 2014. The revised preliminary plat includes the elimination of the common lots within the subdivision, and does not affect any rights of way or density on the site.

More specifically, the revision eliminates Lot C10 and the portion of Lot C1 that was not adjacent to Old Plank Road from *The Gates Preliminary Plat (1st revision)*. And in *The Gates Preliminary Plat #2*, Lots C1, C4, and C6 were divided among the abutting residential lots to create larger lots. Lot C3 was also reduced to the portion now shown as Lot C8. Furthermore, the lots along the far east portion of the preliminary plat, which now borders City property that was acquired for park uses (The Gates Park Plat), has been adjusted to include the remaining property west of the City parcel, so that all remaining property is included in the preliminary plat. This is reflected in the larger lots to the east.

In general, the requested revision will result in larger residential lots where the common lots were previously located. As this plat was submitted prior to the adoption of the UDC, staff reviewed the revised preliminary plat per Section 25 of the previous code, which does not have any specific common lot requirements. Per the applicant, the intent of the revision is to reduce the amount of common area shown, as it is in excess of what is needed for stormwater facilities. In the event that some common areas are necessary for future facilities, adding common areas would not typically require a revised preliminary plat, as it is considered an amenity and includes restrictions on development.

Upon review, the requested revision is generally consistent with the intent of the existing preliminary plats. As this plat was submitted prior to the adoption of the UDC, staff reviewed the revised preliminary plat per Section 25, and finds that it meets all technical requirements of the subdivision regulations.

RECOMMENDATION

Approval of the revised preliminary plat for *The Gates Preliminary Plat No. 3*.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- *The Gates Preliminary Plat No. 3*
- PREVIOUSLY APPROVED - *The Gates Preliminary Plat (1st revision)*
- PREVIOUSLY APPROVED - *The Gates Preliminary Plat #2*

SITE CHARACTERISTICS

Area (acres)	120.39
Topography	Multiple ridges through site, sloping generally to the north and east into floodway
Vegetation/Landscaping	Significant tree cover
Watershed/Drainage	Little Bonne Femme Creek
Existing structures	None

HISTORY

Annexation date	2014
Zoning District	R-1
Land Use Plan designation	Neighborhood District
Previous Subdivision/Legal Lot Status	Not a legal lot; Land in limits

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	Consolidated Public Water Supply District (CPWSD) #1
Fire Protection	Columbia Fire Department
Electric	Boone Electric

ACCESS

Old Plank Road	
Location	North side of site
Major Roadway Plan	Major Collector requiring 100' ROW for intersection improvements. Full 100' ROW being dedicated. Road currently maintained by Boone County.
CIP projects	None
Sidewalk	Sidewalks required.

PARKS & RECREATION

Neighborhood Parks	Within the Cascades Park service area.
Trails Plan	Proposed location of tertiary Little Bonne Femme Trail through southeast corner of property.
Bicycle/Pedestrian Plan	No facilities adjacent to site.

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 March 28, 2017.

Public information meeting recap	Number of attendees: 4 (includes 1 applicant representative)
Notified neighborhood association(s)	Cascades Homeowner Association; Boone's Pointe Homeowner Association
Correspondence received	None to date

Report prepared by Clint Smith

Approved by Patrick Zenner