



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 7, 2025

Re: The Cottages at Bristol Lake, Plat No. 1 – Final Plat (Case # 183-2025)

Executive Summary

Approval of this request would replat Lot 96 of “Bristol Lake Plat 1” into a new 42-lot subdivision to be known as “The Cottages at Bristol Lake, Plat No. 1”. The proposed lot arrangement and right-of-way alignment conforms to the PD plan/preliminary plat, “The Cottages at Bristol Lake”, approved by the City Council on the February 17, 2025. The 6.21-acre site is presently vacant and will be improved with 40 “cottage-sized” single-family lots and two common lots for stormwater management purposes.

Discussion

Crockett Engineering (agent), on behalf of Beacon Street Properties, LLC (owner), seeks approval of a 42-lot final plat containing 6.21-acres. Given this request will result in the replatting of Lot 96 of “Bristol Lake Plat 1”, its approval is subject to the provisions of Sec. 29-5.2(d)(4) of the Unified Developed Code (UDC) as discussed below.

The newly created 42-lot subdivision is to be known as “The Cottages at Bristol Lake, Plat No.1” and will confer “legal lot” status upon the proposed lots in advance of their development. Forty of the 42 lots will be used for single-family detached dwellings on lots consistent with the “cottage” dimensional standards authorized by the Unified Development Code and a “site-specific statement of intent (SOI)” associated with this property. The proposed lot arrangement and dimensional standards are consistent with the approved Planned Development Plan/Preliminary Plat and Statement of Intent associated with “The Cottages at Bristol Lake” which received Council approval on February 17, 2025.

The submitted plat shows the dedication of new right-of-way through the addition of Dearborn Drive and Stokely Drive ensuring all lots within the development have access to public streets. Having “through lots” (streets in both front and rear) depicted on the plat, it is stipulated lots 1-16 will front Stokley Drive and the rear will face Gans Road. Lots 30-40 will front Dearborn Drive with their rear yards facing either Bristol Lake Drive or Bradington Drive depending on which road the lot abuts. The remainder of the lots are interior to the development and dwellings will face either Dearborn or Stokley Drives.

It should be noted that as a part of the Planning and Zoning Commission’s consideration of the PD Plan/Preliminary Plat and SOI for “The Cottages at Bristol Lake” (Case # 48-2025), modifications to the existing 2004 SOI governing this lot that were part of Ordinance # 018043 were amended. Additionally, the applicant sought modification of the permissible impervious surface allocation to the lot. The request for impervious surface modifications was not approved. Verification of compliance with the SOI dimensional standards and



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impervious limitations of Ordinance # 018043 will be monitored at the time of building permit submissions.

Since the proposed final plat is a previously platted lot, approval of the submitted plat must follow the "Resubdivision/Replat" criteria found within Sec. 29-5.2(d) of the UDC. Approval of the plat shall only be granted by Council if Council determines that:

1. The resubdivision would not eliminate restrictions on the existing plat upon which neighboring property owners or the city have relied, or, if restrictions are eliminated, the removal of such restrictions is in the best interest of the public;
2. Adequate utilities, storm drainage, water, sanitary sewer, electricity, and other infrastructure facilities are provided to meet the needs of the resubdivision, or, there will be no adverse effect on such infrastructure facilities caused by the resubdivision; and
3. The replat would not be detrimental to other property in the neighborhood, or, if alleged to be detrimental, the public benefit outweighs the alleged detriment to the property in the neighborhood.

Staff's analysis of the above criterion are provided below:

Criterion #1- The proposed plat would not remove any restrictions from the existing platted lot. The existing "Bristol Lake Plat 1" shows Lot 96 as a large 6+ acre parcel. The approved PD Plan for the overall Bristol Lake Subdivision identified Lot 96 as "future development". The proposed replat will contain 42 total lots, 40 of which are intended for single-family homes that will follow a "site-specific statement of intent. Furthermore, future development abides by the impervious area limitations established in Ordinance # 018043.

Criterion #2- Staff has evaluated access to existing utilities and infrastructure with respect to its available capacity and has not identify any limitations or concerns that would result if the replat were approved. All infrastructure, whether being added, extended, or relocated, will be done at the developer's expense. Staff does not foresee the proposed replat leading to any detrimental impacts on the adjacent properties. The proposed development is a variation of the existing single- and two-family development within the adjacent subdivision and is supported by available existing infrastructure.

The proposed final plat has been reviewed by both internal and external staff and has been found to be compliant with the provisions of the UDC and conforms with the approved "The Cottages at Bristol Lake" PD plan which serves as the lot's preliminary plat. All applicable easements of record are depicted on the attached plat as are the standard 10-foot street frontage utility easements along all roadway frontages. Boone County Resource Management requested the 20-foot utility easement, as shown, along the county-maintained portion of Gans Road that abuts this development.

Criterion #3- Within the 2004 statement of intent, single-family homes are an approved use. Furthermore, the development of single-family homes will be within the impervious surface



limitations also established in 2004. What is now Lot 96, was intended to be developed as multi-family residential dwellings and subject to impervious limitations established within Ordinance # 018043. While the intended development is no longer multi-family the impervious limitations for the acreage are not been exceeded and the housing style to be constructed is viewed as more consistent with existing development patterns.

Locator maps, copy of approved "The Cottages at Bristol Lake PD Plan", and the proposed final plat are attached for review.

Fiscal Impact

Short-Term Impact: None. Costs associated with relocation or expansion of public infrastructure will be borne by the applicant.

Long-Term Impact: Possible impacts may include additional costs associated with the provision of public safety, roadway maintenance, trash collection, and utility maintenance (sewer) services. Increased costs may or may not be off-set by increased property tax collection or user-fees.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Mobility, Connectivity, and Accessibility, Tertiary Impact: Livable & Sustainable Communities

Legislative History

Date	Action
02/17/2025	Approved PD plan/preliminary plat "The Cottages at Bristol Lake, Plat No. 1"
06/13/2005	Approved final plat "Bristol Lake Plat 1" (Ord. 18663)
1/26/2005	Approved PUD/preliminary plat "Bristol Lake Tract 2" (Ord. 18541)
04/19/2004	Approved annexation and Statement of Intent's for each tract (Ord. 18043)

Suggested Council Action

Approve, "The Cottages at Bristol Lake, Plat No. 1"