



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 7, 2023

Re: Bristol Ridge Plat No. 2 – Final Plat (Case #122-2023)

Executive Summary

Approval of this request will grant legal lot status to 67 lots in the first phase of development of the Bristol Ridge, Plat No. 2 subdivision.

Discussion

A request by Crockett Engineering (agent), on behalf of Scorin Properties, LLC (Owner), seeking approval of a 67-lot single-family subdivision to be known as "Bristol Ridge, Plat No. 2". The proposed plat is the first phase of the overall Bristol Ridge subdivision and contains 39.31-acres of land located at the northern terminus of Bristol Lake Parkway. The property is zoned R-1 (One-Family Residential).

The 106-lot, *Preliminary Plat for Bristol Ridge Plat No. 2*, was approved by City Council in November 2022. The proposed final plat is inclusive of the southernmost 67 lots of the subdivision. Approval of the proposed plat would confer legal lot status upon the 67-lots permitting the issuance of building permits for their future improvement with residential dwellings.

The proposed lots will gain vehicular access from an extension of Bristol Lake Parkway to the north from its current terminus. Pursuant to an associated development agreement approved concurrently with the preliminary plat this extension will begin in existing platted right of way and continue to the end of the proposed first phase of development. The agreement details additional developer infrastructure improvement responsibilities beyond the first phase of the subdivision and were established to off-set the proportional monetary costs for the construction of a roundabout at the northeast corner of the overall Bristol Ridge subdivision and its future connection to Phillips Farm Road.

Per the agreement, the applicant is required to complete the construction of Bristol Lake Parkway and Phillips Farm Road from the end of the City's Phase 2 of the Sports Field House within 3 years of the first recorded final plat of Bristol Ridge or prior to the platting of the 69th lot as shown on the preliminary plat of Bristol Ridge, whichever occurs first. Given the cost of the public roadway construction exceeds that of the proportional share of the roundabout the applicant's required contribution for roundabout construction has been fulfilled; therefore, no additional monetary contribution is required.

Right of way for the roundabout will be platted in a subsequent phase of the subdivision to ensure it is available when roundabout construction is proposed by the City in a future capital project involving the westward extension of Phillips Farm Road. The roadways required to be constructed by the applicant will provide immediate connectivity between Ponderosa Street and Gans Road supporting the demands within the area by Phillips Park



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and the Sports Field House as well as ensures Fire Code access requirements associated with the proposed development are met.

It should be further noted that per the development agreement, the applicant will be required to comply with standard City requirements (i.e. sidewalks and street trees) for public street construction occurring within the boundaries of the Bristol Ridge development; however, portions of the roadways to be constructed outside the development and their associated improvements (i.e. street trees and sidewalks) will be addressed by the Parks and Recreation Department as future development within the Phillips Lake tract are brought forward.

The plat dedicates all necessary rights-of-way for the proposed single-family development, as well as the required easements for utilities and stormwater. The plat has been reviewed by both internal and external departments/agencies and was found to comply with all requirements of the UDC. Staff recommends approval of the proposed, "Bristol Ridge Plat No. 2," final plat.

Locator maps, final plat, and approved development agreement are attached for review.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as sewers and water, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

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: Infrastructure

Legislative History

Date	Action
11/21/22	Approving the Preliminary Plat for "Bristol Ridge, Plat No. 2" and an associated development agreement (Ord. 025195)
11/21/22	Approved annexation of property. (Ord. 025194)
10/17/22	Set public hearing for the annexation of subject tract. (R162-22)

Suggested Council Action

Approve the proposed final plat, *Bristol Ridge Plat No. 2*.