

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
November 19, 2020**

SUMMARY

A request by Crockett Engineering Consultants (agent), on behalf of George and Joan Pfeneger (owners), for approval of a 51-lot preliminary plat on R-1 (One-family Dwelling) zoned land pending annexation, to be known as "*Mallard Point Preliminary Plat*". The subject site includes two parcels and is located on the west side of Lake of the Woods Road approximately 600 feet north of Geysers Boulevard, and includes property addressed as 2801 N Lake of the Woods Road. (**Case #196-2020**)

DISCUSSION

The applicant is seeking approval of a 52-lot preliminary plat on approximately 19 acres of land that is proposed to be zoned upon annexation to R-1 (Case #202-2020). The site is mostly vacant, with the exception of a single-family dwelling and a number of accessory structures. A pond is located on the property as well.

The site will provide a total of 52 lots - 48 for single-family dwellings and four common lots. The pond will remain and several lots will ring its perimeter; however, the development layout does provide a point of access to the common lot (C3) upon which the pond will be located that potentially provides the neighborhood an interesting focal point as an amenity. Staff is highly supportive of this design element as it provides an opportunity for place-making for the development and its residents.

The preliminary plat shows the continuation of two existing street stubs through the property. The extension of Sandrock Drive from the west and Lentz Drive from the south intersect and provide a through connection within the site's street network. A cul-de-sac is proposed from the end of Sandrock Drive as well. To provide future connectivity to the north should existing single-family development undergo redevelopment a stub street has been provided at the request of staff. While street stubs are typically required when adjacent property is undeveloped or unsubdivided, staff requested the stub due to the low density of the adjoining development which includes a minimum lot size of 5 acres.

Furthermore, following consultation with the County, it was noted that the development to the north is not a County subdivision due to size of the lots; therefore, it was not subject to County subdivision standards. As the City expands, there may likely be pressure for redevelopment of those properties at a density more akin to the proposed City development. If that were to occur, the street stub would be vital to provide the connectivity needed to allow the subdivision of the large tracts.

It is also worth noting that the proposed preliminary plat does not provide a connection to Lake of the Woods Road although such a connection would improve connectivity within the proposed and surrounding developments. Both a connection to Lake of the Woods Road and the northern street stub connection were considered when evaluating the connectivity of the site; however, after analysis of the UDC provision on connectivity it was determined that only the street stub to the north was necessary.

With respect to a Lake of the Woods Road connection, the UDC guidance was not as definitive. The UDC recommends, as an ideal standard, a connection roughly every $\frac{1}{8}$ of a mile between intersections of major roads. The intersection of Geysers Boulevard and Lake of the Woods Road, to the south of the subject site, is a major intersection. To the north of this intersection are two existing connections to Lake of the Woods Road at Redwing Drive and Kelsey Drive. The distance from Geysers Boulevard to Sing Drive, north of the subject site, is approximately one-half mile, so if one additional connection to

Lake of the Woods was made in this span, it may be more practical for it to be located north of the subject site and south of Sing Drive. The frontage would certainly benefit from a connection to Lake of the Woods in the future if redevelopment was sought more so than adding another connection to the from the subject site.

Furthermore, if a connection to Lake of the Woods was included on this site, the logical location for the connection would be in alignment with Lakeland Drive; however, the applicant has stated that due to the grades of this area, the site distance at that location would make the intersection unsafe. If relocated, the intersection would need to be offset from Lakeland Drive by at least 300 feet. Given this required separation and the fact that the eastern boundary of the site is approximately 370 feet in length the street would likely be located along the far south boundary of the site. This location was not desirable to the applicant; therefore, they instead proposed to construct the cul-de-sac as is shown on the preliminary plat.

After reviewing the technical issues associated with extending a street to Lake of the Woods Road and given there is not a clear UDC requirement to provide such a connection, staff does not object to the cul-de-sac. It should be noted that staff did receive a phone call from a surrounding resident who supported the connection to Lake of the Woods Road.

The subject site is presently outside the Urban Service Area (USA), but it should be noted that the site is contiguous with the City’s municipal boundary, and has direct access to an existing 8-inch City sewer main near the southwest corner of the property that can be extended throughout the site without investment required by the City. There are no capacity issues in this area that would prevent the planned additional service lines from connecting. Staff concludes that the site is able to be adequately served with sanitary sewer.

The request for approval of the 52-lot preliminary plat has been reviewed by both internal and external agencies and has been found to be consistent with the UDC.

RECOMMENDATION

Approval of the preliminary plat for *Mallard Point*.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Preliminary Plat

SITE CHARACTERISTICS

Area (acres)	19.06
Topography	Drainage way north/south through property
Vegetation/Landscaping	Partially wooded
Watershed/Drainage	Hominy Branch
Existing structures	Dwelling, accessory structures

HISTORY

Annexation date	NA
Zoning District	County R-S (Single-family Residential)
Land Use Plan designation	Neighborhood
Previous Subdivision/Legal Lot Status	None

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	City of Columbia
Fire Protection	BCFPD/City of Columbia
Electric	Boone Electric

ACCESS

Lake of the Woods Road	
Location	Along the east side of property
Major Roadway Plan	Minor Arterial; Boone County maintained (84-100-foot ROW required; 42-50 half-width required); Additional right-of-way shown for dedication.
CIP projects	None
Sidewalk	Sidewalks required

Lentz Drive	
Location	Stubs to south side of site
Major Roadway Plan	NA; Local Residential (50-foot ROW required for extension); additional ROW to be dedicated.
CIP projects	None
Sidewalk	Required

Sandrock Drive	
Location	Stubs to west side of site
Major Roadway Plan	NA; Local Residential (50-foot ROW required for extension); additional ROW to be dedicated.
CIP projects	None
Sidewalk	Required

PARKS & RECREATION

Neighborhood Parks	Indian Hills Park
Trails Plan	None adjacent to site
Bicycle/Pedestrian Plan	None 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 this pending request on October 27, 2020. Forty-five postcards were distributed.

Report prepared by Clint Smith

Approved by Patrick Zenner