

**BOARD OF ADJUSTMENT - APPLICATION FOR CONDITIONAL USE PERMIT  
(Optional Development Standards)**

**TO:** Board of Adjustment  
Community Development Department  
City Hall, 701 E. Broadway, Columbia, Missouri 65201

**SUBJECT:** Notice of application in regard to the following described property located in the City of Columbia, County of Boone, State of Missouri (legal description):  
See attached

which is presently zoned A (R-2 proposed) and known, or to be known, as Bennett Ridge  
(Street Number and Name)

County Assessor's 14 Digit Real Estate Tax Number: 11-903-00-00-012.00 01

Notice is hereby given that Applicant(s) hereby applies to the Board of Adjustment of the City of Columbia, Missouri for a Conditional Use Permit to make the following use of the above described property (attached additional pages for response or separate letter detailing desired use of property):

The owner of this tract intends to develop it according to the cottage standards listed in 29-2.2(a)(2). Section 29-6.4(j) of the UDC requires approval by the Board of Adjustment. Please see the attached letter for a description of, and justification for, the desired use of the property.

The Board of Adjustment is authorized to grant said permit in accordance with the use-specific standards established in Section 29-3.3 and 29-6.4(m)(2)(i) and (ii), as applicable, City of Columbia Code of Ordinances. The applicant hereby acknowledges reading Section 29-6.4(m) and providing supplemental documentation to completely answer the "Criteria for Approval" questions of said section, as applicable, and further understands failure to provide responses to said questions may constitute an incomplete application or result in Board denial of the application.

Applicant(s) requests that a Certificate of Decision granting a Conditional Use Permit be issued by the Board of Adjustment.

7/29/2024  
DATE

SIGNATURE(S)   
PRINTED NAME Jonathan C. Browning  
ADDRESS Sigmund Browning, L.L.C. 305 East McCarty St., Suite 300  
TELEPHONE Jefferson City, MO 65101 (573) 635-7699

CAPACITY OR INTEREST IN PROPERTY Attorney for Owner

This application is hereby acknowledged as being received for Board of Adjustment consideration by:

COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE   
DATE 7/29/2024



July 29, 2024

Mr. Pat Zenner  
City of Columbia Department of Community Development  
701 East Broadway  
Columbia, MO 65201

Re: Bennett Ridge Optional Development Standards

Dear Mr. Zenner;

On behalf of Yankee Ridge LLC, we are requesting the use of optional development standards for the proposed Bennett Ridge development located along the east side of Creasy Springs Road, south of Bear Creek. Bennett Ridge contains 52.15 acres, and 22.26 acres are zoned R-2 and requested for cottage standards. The optional development standards being requested for Bennett Ridge are defined as the “cottage” standards outlined in Section 29-2.2(a)(2) of the Unified Development Code (UDC).

Attached is a conceptual layout of the proposed development for the 22.26 acres zoned R-2 for cottage standard use. There are 118 single-family dwelling lots proposed on the preliminary plat of which 117 of the lots are intended to be developed with the Cottage Development Standards.

The following table provides a comparison of the dimensional standards in R-1, R-2, R-2 Cottage, and the proposed typical lots for Bennett Ridge.

	<i>R-1</i>	<i>R-2</i>	<i>R-2 Cottage</i>	<i>Bennett Ridge*</i>
Minimum Lot Area	7,000 sf	5,000 sf	3,000 sf	4,000 sf
Minimum Lot Width at Building Line	60 feet	60 feet	30 feet	40 feet
Minimum Depth of Front yard	25 feet	25 feet	10 feet	20 feet
Minimum Width of Side Yard	6 feet	6 feet	6 feet	6 feet
Minimum Depth of Rear Yard	25 feet	25 feet	10 feet	25 feet
Maximum Building Height	35 feet	35 feet	35 feet	35 feet

*\*Dimensions referenced for Bennett Ridge are typical anticipated dimensions. In some cases, the final dimensions may be less than presented dimensions, but in all cases will comply with the R-2 Cottage dimensional requirements*

Section 29-6.4(j)(3) of the UDC gives further criteria for approval of Optional Development Standards. Below is the information that addresses said criteria:

- (i) *The use of optional development standards is consistent with the intended character of the area as shown and described in the city's adopted comprehensive plan.*

The subject tract is shown as a neighborhood district in the city's adopted comprehensive plan. The development proposes 118 single family lots (117 utilizing Cottage standards) that will provide a needed supply of single-family homes with the goal of making the homes obtainable to families in a manner that larger lots may not afford. The tract is located between IG zoned property to the west and single-family residential zoning to the south and northeast. The unique topography of this tract also will provide for the preservation of large tracts of timber adjacent to Bear Creek which runs along the northeast portion of the property. The proposed development provides for a newer housing type while respecting the single-family nature of the surrounding development.

- (ii) *The use of the optional development standards will provide adequate off-street parking for the permitted uses available in the zone district where the property is located and will not result in significant increases in off-site parking on sections of local neighborhood streets other than those immediately fronting the applicant's property.*

The development will provide off-street parking for a minimum of two spaces for dwelling unit as required by the UDC for single-family dwellings. These will be provided by a combination of garage spaces and driveway spaces. Visitor parking may be in the driveways or along the street frontage of the lots.

- (iii) *The use of the optional development standards will not create additional traffic congestion or risks to public health and safety in the surrounding area.*

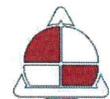
There are no anticipated risks to the public health and safety of the surrounding area nor are we anticipating any significant increase in traffic congestion relative to a standard single-family residential subdivision. The tract will be accessed from Creasy Springs Road which is a minor arterial curb and gutter roadway that provides a direct connection to the Business Loop 70 and Interstate 70 interchange. In addition, the development will provide a pedestrian connection to the Bear Creek Trail which follows the northeastern boundary of the property.

Please accept this application to allow the use of the Optional Cottage Development Standards as provided for in Section 29-2.2(a)(2) of the Unified Development Code. We believe that the Bennett Ridge development as proposed by the attached preliminary plat meets the criteria defined in the above referenced section of the UDC. Thank you for your time and consideration of this request. Please let us know if you have any further questions.

Sincerely,

Allstate Consultants LLC

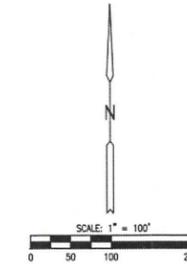
  
Brian Harrington, PE, PTOE



**ALLSTATE**  
CONSULTANTS

# PRELIMINARY PLAT BENNETT RIDGE

LOCATED IN SECTION 35, TOWNSHIP 49 NORTH, RANGE 13 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
JUNE 10, 2024



**OWNER / DEVELOPER**  
YANKEE RIDGE LLC  
305 E McCARTY ST. SUITE 300  
JEFFERSON CITY, MO 65101

**SITE DATA**

CURRENT DEED = BOOK 5593, PAGE 104  
SIZE OF TRACT = 52.15 ACRES.  
CURRENT ZONING = A. PROPOSED ZONING = R-2.  
PROPERTY IS CURRENTLY VACANT.  
LOCATED IN SECTION 35, TOWNSHIP 49 NORTH, RANGE 13 WEST

**PROPERTY DESCRIPTION**

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 49 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING TRACT 1 AND TRACT 2 OF THE SURVEY RECORDED IN BOOK 5764, PAGE 100 AND DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 5593, PAGE 104 AND CONTAINING 52.15 ACRES.

**GENERAL NOTES**

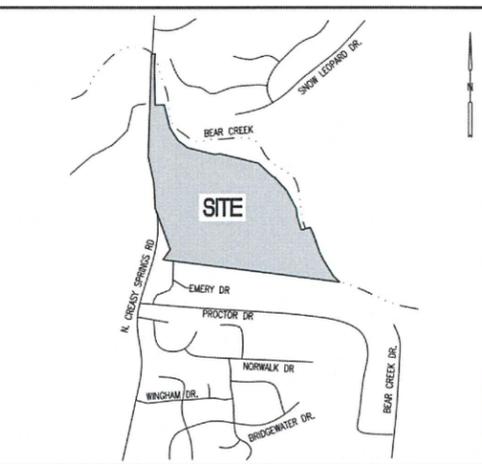
1. A MINIMUM TEN (10) FOOT UTILITY EASEMENT SHALL BE DEDICATED ALONG ALL STREETS.
2. ALL STREET RIGHT-OF-WAY WITHIN THE SUBDIVISION WILL BE 50' WIDE.
3. THE STREETS ARE PROPOSED TO BE 28' IN WIDTH.
4. ALL DRAINAGE STRUCTURES WILL HAVE A MINIMUM SIXTEEN (16') FOOT DRAINAGE EASEMENT PROVIDED.
5. A 42' HALF-WIDTH R/W WILL BE DEDICATED FROM THE EXISTING CENTERLINE OF THE EXISTING STREET EASEMENT RECORDED IN BOOK 698, PAGE 145.
6. THE SITE IS VACANT, THERE ARE NO EXISTING BUILDINGS ON THESE TRACTS.
7. CONTOUR INTERVAL IS FIVE (5) FEET.
8. LOCATIONS OF PROPOSED WATER LINES AND FIRE HYDRANTS WILL BE PROVIDED BY CITY OF COLUMBIA WATER & LIGHT DEPARTMENT.
9. THERE ARE TWO SMALL TRACTS LOCATED ON THE WEST SIDE OF THE CREAMY SPRINGS ROAD STREET EASEMENT RECORDED IN BOOK 698, PAGE 145. THESE TWO SMALL TRACT WILL BE DEDICATED AS RIGHT-OF-WAY.
10. LOTS 1-117 ARE INTENDED TO BE "COTTAGE" RESIDENTIAL DEVELOPMENT LOTS PER SECTION 29-2.2(a)(2) OF THE UNIFIED DEVELOPMENT CODE. A REQUEST WILL BE SUBMITTED TO THE BOARD OF ADJUSTMENT TO ALLOW COTTAGE STANDARDS. LOTS 1-118 ARE INTENDED TO BE SINGLE FAMILY USE.
11. LOT 121 MAY NOT BE SUBDIVIDED UNTIL AN ADDITIONAL ACCESS IS OBTAINED FOR THE TRACT.
12. SEE SHEET 2 OF 2 FOR LOT DIMENSIONS, APPROXIMATE STORM AND SANITARY SEWER.
13. THE DEVELOPMENT'S STORMWATER MANAGEMENT WILL BE ON LOT 120.
14. SIDEWALKS WILL BE REQUIRED ADJACENT TO ALL PUBLIC RIGHTS-OF-WAY.

**STREAM BUFFER STATEMENT**

THE TYPE I STREAM BUFFER LIMIT SHOWN ON THIS PLAT IS INTENDED TO COMPLY WITH THE STREAM BUFFER REQUIREMENTS OF ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA'S CODE OF ORDINANCES. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION WITHIN THE BUFFER EXCEPT AS SPECIFICALLY APPROVED BY THE CITY OF COLUMBIA, MISSOURI. U.S.G.S. QUADRANGLE MAP "COLUMBIA" WAS USED TO DETERMINE THE TYPE OF STREAM.

**FLOOD PLAIN STATEMENT**

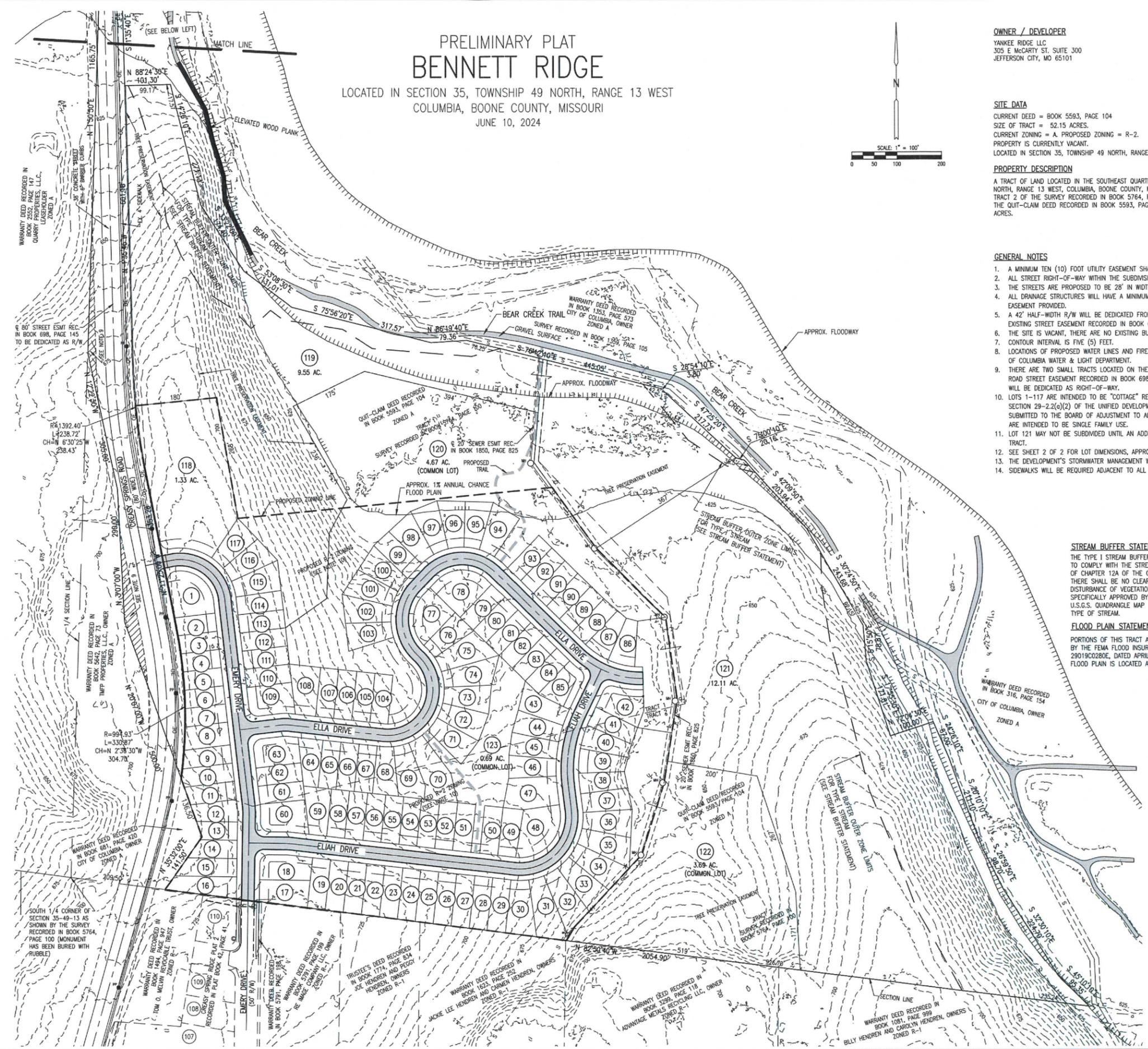
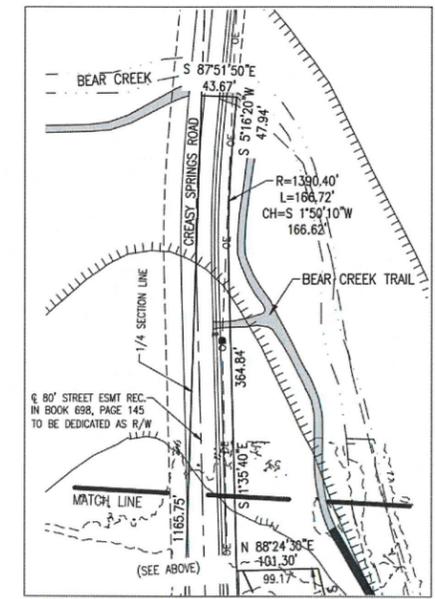
PORTIONS OF THIS TRACT ARE LOCATED WITHIN ZONE AE AS SHOWN BY THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 2901800280C, DATED APRIL 19, 2017. THE 1% ANNUAL CHANCE FLOOD PLAN IS LOCATED AS SHOWN.



**LOCATION MAP**  
(NOT TO SCALE)

**LEGEND**

- 1% APPROX. PROPOSED STREET GRADE
- PROPOSED STORM DRAINAGE STRUCTURE/PIPE
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- PROPOSED FIRE HYDRANT
- PROPOSED ZONING LINE
- STREAM BUFFER
- EXISTING TREELINE (ENTIRE SITE IS TIMBER)
- FLOOD PLAN
- FLOODWAY
- EXISTING CONTOUR (5' INTERVAL)
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING GAS MAIN
- EXISTING OVERHEAD ELECTRIC
- EXISTING STORM DRAINAGE STRUCTURE/PIPE
- EXISTING WATERLINE
- EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY CLEAN OUT
- PROPOSED TRAIL



APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

SHARON GELUEA-JONES, CHAIRPERSON

JOB NUMBER  
24021.01

7/29/2024

James R. Jeffries  
JAMES R. JEFFRIES  
PROFESSIONAL LAND SURVEYOR  
PLS-2500

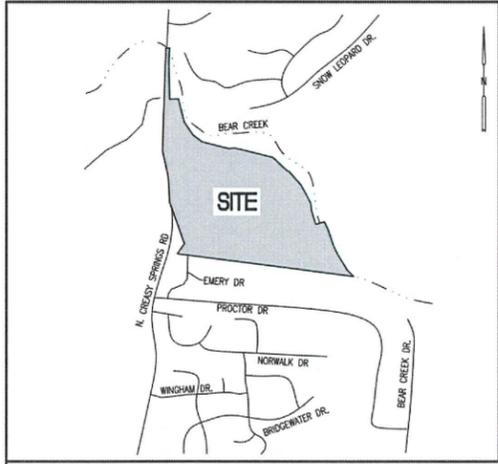
**ALLSTATE CONSULTANTS**  
3312 LEMONE INDUSTRIAL BLVD.  
COLUMBIA, MO 65201  
(573) 875-8799  
ALLSTATE CONSULTANTS LLC  
MO PROFESSIONAL LAND SURVEYING  
CERTIFICATE OF AUTHORITY #2007000167

SHEET 1 OF 2

# PRELIMINARY PLAT BENNETT RIDGE

LOCATED IN SECTION 35, TOWNSHIP 49 NORTH, RANGE 13 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
JUNE 10, 2024

JOB NUMBER 24021.01  
PRELIMINARY PLAT - BENNETT RIDGE



LOCATION MAP  
(NOT TO SCALE)

- LEGEND**
- 1% APPROX. PROPOSED STREET GRADE
  - PROPOSED STORM DRAINAGE STRUCTURE/PIPE
  - S PROPOSED SANITARY SEWER
  - W PROPOSED WATERLINE
  - PROPOSED SANITARY MANHOLE
  - PROPOSED SANITARY CLEANOUT
  - PROPOSED FIRE HYDRANT
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  - EXISTING WATERLINE
  - EXISTING SANITARY SEWER
  - EXISTING SANITARY MANHOLE
  - EXISTING SANITARY CLEAN OUT
  - PROPOSED TRAIL

**EXISTING UTILITIES**

CITY OF COLUMBIA ELECTRIC

EXISTING FACILITIES  
3 PHASE OVERHEAD ALONG WEST SIDE OF PROPERTY (EAST SIDE OF CREAMY SPRINGS RD.)  
SINGLE PHASE UNDERGROUND AT END OF EMERY DRIVE AT SOUTH PROPERTY LINE

CITY OF COLUMBIA WATER

EXISTING WATER MAINS  
8" PVC ON EAST SIDE OF CREAMY SPRINGS ROAD, SOUTH OF THE PROPERTY  
6" PVC ON WEST SIDE OF EMERY DRIVE SOUTH OF THE PROPERTY  
6" PVC ON SOUTH SIDE OF PRARIEVIEW DRIVE TO THE NORTH OF THE PROPERTY

AMEREN (NATURAL GAS)

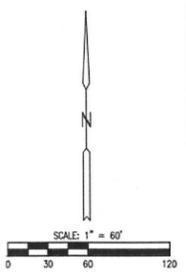
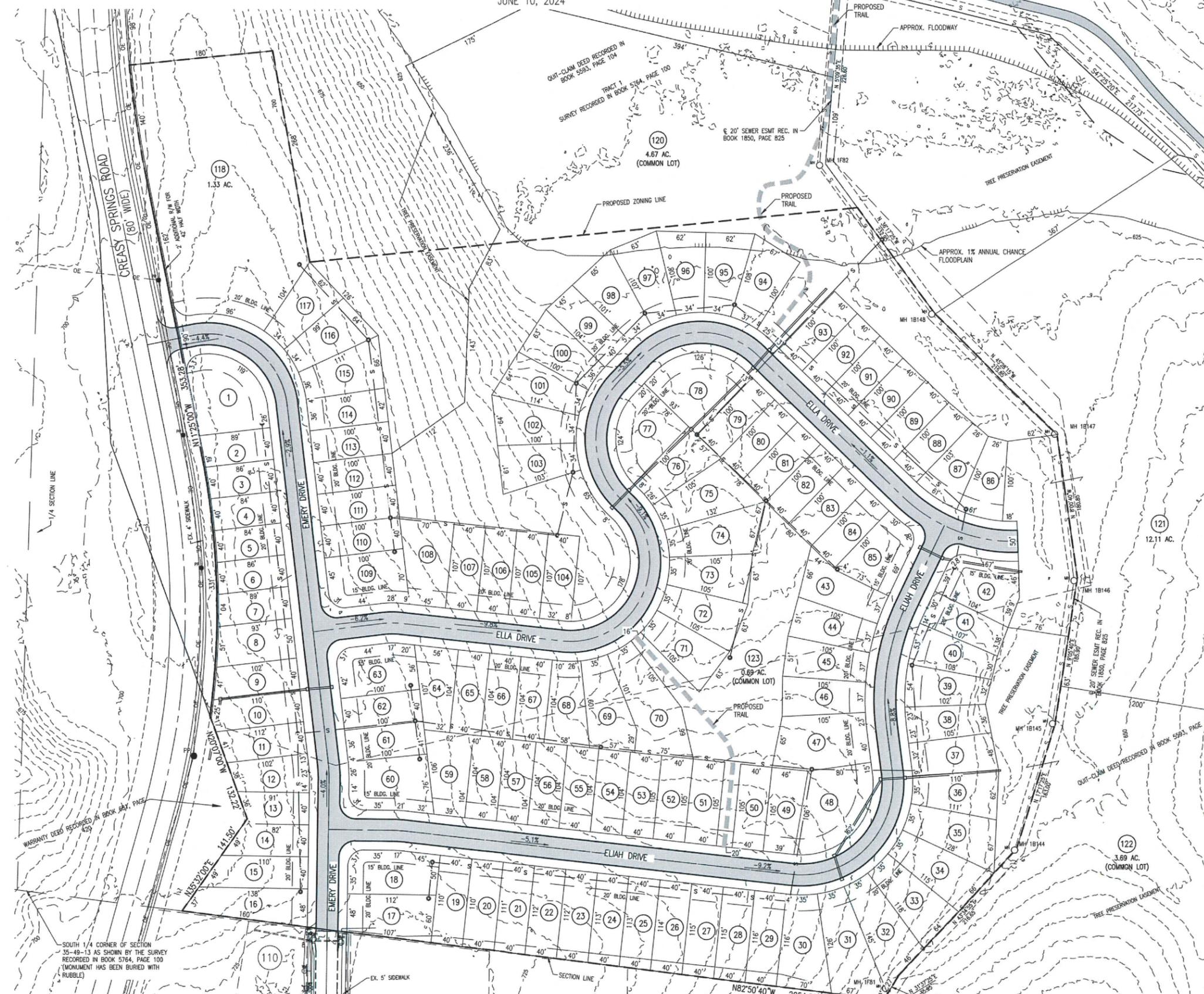
EXISTING 8" MAIN ALONG NORTH SIDE OF BERNADETTE DR.  
EXISTING 8" MAIN ALONG WEST SIDE OF N. FAIRVIEW RD.

CITY OF COLUMBIA SANITARY SEWER

EXISTING GRAVITY SANITARY SEWER LINE IS LOCATED THROUGH THE TRACT (8" PVC)

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 2024.

SHARON GEUEA-JONES, CHAIRPERSON



JOB NUMBER  
24021.01

7/29/2024

STATE OF MISSOURI  
JAMES R. JEFFRIES  
NUMBER PLS-2500  
PROFESSIONAL LAND SURVEYOR

*James R. Jeffries*

JAMES R. JEFFRIES  
PROFESSIONAL LAND SURVEYOR  
PLS-2500

ALLSTATE CONSULTANTS  
3312 LEMONE INDUSTRIAL BLVD.  
COLUMBIA, MO 65201  
(573) 875-8799  
ALLSTATE CONSULTANTS LLC  
NO PROFESSIONAL LAND SURVEYING  
CERTIFICATE OF AUTHORITY #207000167

SHEET 2 OF 2