



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 6, 2019

Re: Bristol Ridge, Plat No. 1 - Final Plat (Case #73-2019)

Executive Summary

Approval will result in the final platting of 66 R-1 zoned lots and dedication of rights of way for residential streets and easements.

Discussion

The applicant, Crockett Engineering Consultants on behalf of Fred Overton Development, Inc. and Bristol Lake Home Owners Association Number 1 (owners) is seeking approval of a 66-lot final major plat on R-1 (One-Family Dwelling) zoned land, to be known as *Bristol Ridge, Plat No. 1*. The 31.01-acre subject site is generally located on the east side of Bearfield Road, approximately 1,400 feet north of Gans Road.

The project is a residential subdivision for single-family development. The site will be primarily accessed from the west via Bearfield Road, a collector street, and will also provide connection to the Bristol Lake subdivision to the south.

The requested final plat includes all property contained within the approved preliminary plat and upon review has been found to be in substantial conformance with the approved preliminary plat. The plat meets all the standards of the UDC regulations and is recommended for approval by staff.

Locator maps, final plat, and the previously approved *Bristol Ridge* preliminary plat are attached.

Fiscal Impact

Short-Term Impact: Limited short-term impact. All infrastructure extension will be at developer's expense.

Long-Term Impact: Public infrastructure maintenance such as roads and sewers, as well as public safety and solid waste service provision. Future impacts may be offset by increased user fees and property tax collections.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
3/18/2019	Approved a development agreement with Fred Overton Development, Inc. (Ord. 23808)
11/5/2018	Approved the preliminary plat of <i>Bristol Ridge</i> . (Ord. 23677))

Suggested Council Action

Approve the final plat for *Bristol Ridge, Plat No. 1*.