

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
May 9, 2019**

**SUMMARY**

A request by A Civil Group (agent) on behalf of Lifestyle Development, Inc. (owner) for a 133-lot preliminary plat to be known as "The Villages at Arbor Pointe Phase 4 Preliminary Plat". The 38.3-acre property is zoned R-1 (One-family Dwelling) district and is located west of Arbor Pointe Parkway, between Waco Road and Flatwater Drive. **(Case #109-2019)**

**DISCUSSION**

The applicant is seeking approval of a 133-lot preliminary plat on approximately 38 acres. 132 lots are proposed for single-family residential lots, consistent with the R-1 zoning and one lot (#133) will be a common lot to be used in conjunction with the existing pool located across from Delwood Drive and accessed from Arbor Pointe Parkway. The subject acreage was previously shown as part of the 131-acre preliminary plat known as The Villages at Arbor Pointe Phase 2.

The site has frontage along Arbor Pointe Parkway (a major collector), and also has roadway stubs to tie into future development to the north and west. The adjoining property to the west, along the northern 2/3 of the site, is located in the County and zoned County R-S (single-family). City R-1 zoned property is to the north, south (Alpha Hart Lewis Elementary), and east of the property (existing Villages at Arbor Pointe).

Internal roadway connectivity to the north/south is to be provided via Harvest Leaf Drive and Gray Birch Court. Internal east/west connectivity is to be provided by four streets proposed to intersect with Arbor Pointe Parkway: Yellowwood Drive, Blackgum Court, Honey Shoal Drive, and Jagged Leaf Drive. Sidewalks shall be required along all public streets with the exception of Sumac Court – a cul-de-sac street with only 249 feet of street length. Cul-de sac streets shorter than 250' long are not required to build sidewalks per the UDC.

The internal streets meet the dimensional requirement for local residential streets (50' right of way and 28' pavement width). Sumac Court meets the minimum standard allowed by the UDC for a residential cul-de-sac (44' right of way and 24' of pavement width). Staff notes that while such a narrow pavement width for Sumac Court is allowed by the code, the design may present challenges for snow removal and emergency response access. Parking shall be prohibited on Sumac Court to maintain fire truck access.

The lengths of blocks, the number of lots receiving access from each street, and the overall connectivity index for the proposed development (1.8) meet the requirements of the UDC ( $\geq 1.65$ ). Direct driveway access to Arbor Pointe Parkway is not permitted and not lots have been shown with direct access. The residential alley shown north/south between Jagged Leaf Drive and Honey Shoal Drive, Tupac Alley, meets the minimum residential alley standard of 18' ROW and 16' pavement width and exceeds the 5' corner truncation necessary for an alley. Sidewalks are not required alongside alleys. 10' utility easements shall be required to be dedicated along all streets at the time of final platting.

The previously approved preliminary plat permitted four entrances into the subject acreage. These entrances were installed with the construction of Arbor Pointe Parkway. As part of final platting and construction plan approval such accesses shall be removed to accommodate the redesigned layout.

Some previously approved utility easements and ROW will also need to be vacated prior to final platting. The final plat will dedication new easements and ROW associated with the revised subdivision layout.

An electric service and a water main extension will be required to serve the property. Sanitary sewer service shall be provided by a public gravity sewer extension from an existing sewer main northwest of the site; no pump stations shall be allowed.

Given this site was previously approved for development and in accordance with the provisions contained within Chapter 12A of the City Code, the site has been determined to be eligible to proceed forward with its development utilizing the stormwater management plan approved as part of the Villages of Arbor Pointe Phase 2, which also includes the Alpha Hart Lewis school site. Generally, sites proposed to be developed following a new preliminary plat would be subject to current Chapter 12A requirements. However, following an analysis of the revised development layout and submission of documentation that showed a reduction in the overall development impervious area it was concluded that the site could develop under the previously approved tormwter management plan.

Three significant trees are shown on the preliminary plat. Any removal and replacement of significant trees and all other landscape requirements of Section 29-4.4 shall apply. 323 street trees are anticipated to be required by the code.

The proposed preliminary plat has been reviewed by internal and external staff and found to meet all requirements of the Unified Development Code.

**RECOMMENDATION**

Approval of the preliminary plat for The Villages at Arbor Pointe Phase 4.

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator maps
- Preliminary plat

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	38.3
<b>Topography</b>	Slight ridge in the middle of the property slopping northeast
<b>Vegetation/Landscaping</b>	Cleared with tree cover to the northeast of the site
<b>Watershed/Drainage</b>	Bear Creek
<b>Existing structures</b>	Vacant

**HISTORY**

<b>Annexation date</b>	2006
<b>Zoning District</b>	R-1
<b>Land Use Plan designation</b>	Neighborhood District
<b>Previous Subdivision/Legal Lot Status</b>	Surveyed tract, not a legal lot

**UTILITIES & SERVICES**

<b>Sanitary Sewer</b>	City of Columbia
<b>Water</b>	City of Columbia
<b>Fire Protection</b>	City of Columbia
<b>Electric</b>	City of Columbia

**ACCESS**

<b>Arbor Pointe Parkway</b>	
<b>Location</b>	East side of site
<b>Major Roadway Plan</b>	Neighborhood Collector (Improved & City maintained). Existing 66-foot ROW
<b>CIP projects</b>	None
<b>Sidewalk</b>	Existing on Arbor Pointe Pkwy., required on internal streets.

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	Located north of Norma Smith Sutherland Park
<b>Trails Plan</b>	East of the potential extension of the Bear Creek Trail.
<b>Bicycle/Pedestrian Plan</b>	None.

**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 a public information meeting, which was held on April 16, 2019.

<b>Public information meeting recap</b>	Number of attendees: 2 (including applicant) Comments/concerns: Concerns about forced annexation and stormwater impacts.
<b>Notified neighborhood association(s)</b>	NA
<b>Correspondence received</b>	None.

Report prepared by Rachel Bacon

Approved by Patrick Zenner