



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 16, 2024

Re: Bennett Ridge – Preliminary Plat (Case # 184-2024)

Executive Summary

Approval of this request would result in the creation of a 123-lot preliminary plat on a 52.15-acre parcel located northeast of the intersection of Creasy Springs and Proctor Roads. Of the total 123-lots, 117 lots are proposed to be developed using the “cottage” optional development standards as authorized by the Board of Adjustment in accordance with the provisions of Sec. 29-6.4(j) of the Unified Development Code. The cottage-style lots are located within the southwestern portion of the overall acreage (Lots 1-117) and would be constructed upon the 22.26-acres of the overall development tract that were rezoned R-2 (Two-family Dwelling) per Ord. 025753 on September 3, 2024.

Discussion

Allstate Consultants (agent), on behalf of Yankee Ridge LLC (owners), is seeking approval of a 123-lot preliminary plat to be known as, “Bennett Ridge.” The proposed plat contains a total of 52.15-acres and is split-zoned with 22.26-acres being zoned R-2 (Two-family Dwelling) and 29.86-acres being zoned A (Agriculture). The acreage is located on the east side of Creasy Springs Road, north of Proctor Road. The 22.26-acres zoned R-2 was considered by Council under Case # 184-2024 and was approved at the Council's September 3, 2024 meeting by Ordinance # 025753.

On September 10, 2024, the applicants obtained approval to use “cottage” optional dimensional standards from the Board of Adjustment on Lots 1-117 to facilitate future cottage-style home construction. The Board's authorization was necessary to permit the preliminary plat to be considered by the Council given the proposed lots have reduced lot area and setback requirements from those typically applied to conventional single-family development in the R-2 zoning district.

The proposed plat depicts the 117 cottage lots arranged around 3 internal public streets. The cottage lots average roughly 4,750 square feet in size. Lot 118, zoned R-2, is to remain a standard single-family lot, and common lots 119, 120, 122, and 123 will serve as required tree preservation and stormwater mitigation areas. Lot 121 is intended for future residential development; however, a note on the plat indicates that development of the lot cannot occur until such time as an additional roadway connection to the broader adjacent roadway network east of Bear Creek is constructed.

The Columbia Area Transportation Study Organization (CATSO) Major Roadway Plan does not identify any planned major roadways on the subject parcel. Creasy Springs Road is currently located within an 80-foot street easement. Eighty-four feet of right-of-way will be



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dedicated in place of the street easement with the recording of the final plat to reach the required 84 foot minimum width for minor arterials. Two small remnants of the subject parcel lying on the west side of Creasy Springs will also be dedicated as additional right-of-way on the final plat.

The Planning & Zoning Commission considered this case at their July 18, 2024 meeting. Staff presented its report and the applicant provided a brief overview of the request. There were no public comments; however, Commissioners questioned staff about potential Unified Development Code non-compliance with respect to the 600-foot maximum block length and 30-lot maximum per street segment for both Eiah and Ella Drives.

With respect to the 600-foot maximum block length, staff noted that they had overlooked block length standards in curvilinear street layout of Eiah and Ella Drive. Staff stated that a street connection between Eiah and Ella Drives would typically be used to address this type of deficiency and allow for enhanced connectivity.

With respect to exceeding the 30-lot maximum on a street segment, staff indicated that the overall connectivity provided by the loop-street arrangement led to this provision not being considered applicable. Staff noted that this limitation is driven by a provision administered as part of the adopted Fire Code. The submitted preliminary plat was reviewed by the Fire Department and its Fire Marshal Division and was not “flagged” as not being compliant. This conclusion was likely due to belief that the looped street network provided effectively two points of access for all lots situated along the loop.

With these explanations and the Commission's general support of the preliminary plat, there was discussion on alternatives to a traditional vehicular connection to address their concerns. The applicant indicated that a roadway connection between Eiah and Ella would likely result in design and construction costs modifications to make the project not feasible. Given this observation, the Commission recommended inclusion of a **pedestrian connection (i.e. crosswalk or trail)** between Eiah and Ella similar to what was previously required with the preliminary plat of “Fox Creek Preliminary Plat No. 2.” The Commission considered the two development situations similar in that extreme topography made street construction challenging.

The applicant expressed concern with respect to meeting Americans with Disabilities Act accessible sidewalk standards should the connection be required. He noted that a **pedestrian trail** would be a realistic alternative, both in terms of economic impacts and the construction feasibility. The Commission agreed that a **trail connection** between the two streets would be acceptable, noting that the comprehensive plan places a priority on pedestrian connectivity.

Having resolved its concerns and arriving at a workable solution, a motion was made to approve the preliminary plat pursuant to the plat being revised to include a trail connection between Eiah and Ella Drives. The motion passed unanimously by a vote of (7-0).



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Since the July 18, 2024 Planning Commission hearing, the applicant has submitted a revised preliminary plat (signed and sealed 8-6-2024) depicting the modifications requested by the Planning Commission.

The Planning and Zoning Commission staff report, locator maps, original PZC hearing preliminary plat, revised preliminary plat (signed and sealed 8-6-2024), and meeting minute excerpts are attached for review.

Fiscal Impact

Short-Term Impact: All costs associated with the extension of public infrastructure will be borne by the applicant.

Long-Term Impact: On-going maintenance of public infrastructure and provision of public safety and solid waste services. 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: Secondary, Tertiary Impact: Tertiary

[Comprehensive Plan Impacts:](#)

Primary Impact: Land Use & Growth Management, Secondary Impact: Infrastructure, Tertiary Impact: Livable & Sustainable Communities

Legislative History

Date	Action
09/10/24	Board of Adjustment authorization to use "optional development standards" on the R-2 zoned portion of the Bennett Ridge (Lots 1-117 and Lot 123)
09/03/24	Approved rezoning of 22.26 acres from A(Agriculture) to R-2 (Two-family Dwelling). (Ord. 025753)

Suggested Council Action

Approve the revised preliminary plat of "Bennett Ridge" as recommended by the Planning & Zoning Commission.