

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
January 9, 2025**

SUMMARY

A request by Crockett Engineering (agent), on behalf of Beacon Street Properties, LLC (owner), seeking approval of a site-specific PD development plan and Statement of Intent (SOI) for Lot 96 of the Bristol Lake subdivision. The proposed development plan is to be known as “The Cottages at Bristol Lake” and would permit the development of the site with 40 single-family lots and 2 common lots. The associated site-specific statement of intent amends the approved 2004 statement of intent for Tract 2 of the Bristol Lake development. The approximately 6.2-acre subject site is located northwest of the intersection of East Gans Road and Bristol Lake Parkway.

DISCUSSION

The applicant is seeking approval of a PD plan to be known as “The Cottages at Bristol Lake” that proposes the development of 40 single-family lots and 2 common lots, as well as, approval of a site-specific Statement of Intent. The approximate 6.2-acre parcel is located northwest of the intersection of East Gans Road and Bristol Lake Parkway and was shown as Lot 96 (vacant) on the January 2005 approved “Bristol Lake Tract 2” PD plan/preliminary plat and June 2005 approved “Bristol Lake Plat 1” final plat. The purpose of this request is to establish a site-specific development plan for Lot 96 as required by its PD zoning designation and amend the existing 2004 Bristol Lake Tract 2 statement of intent impervious surface limitations such that Lot 96 will be capable of being developed as proposed.

The subject acreage is part of the overall Bristol Lake Development that was annexed and permanently zoned in 2004. As part of that process, 8 development tracts were identified of which 7 were assigned “planned” zoning and one retained open C-3 (now M-C) zoning. Additionally, each development tract was subject to development restrictions/limitations established either by a Statement of Intent (SOI) or development agreement parameters. The original PUD (now PD) development plan and SOI associated with Bristol Lake Tract 2, established an impervious coverage maximum of 22.23-acres.

The 22.23-acres of impervious area was distributed among four different categories of development on Tract 2. 4.13-acres was reserved for detached single-family homes, 6.3-acres was reserved for attached single-family homes, 2.75-acres was reserved for Lot 96 (originally intended for condominiums), and 9.05-acres was reserved for streets and sidewalks. Current and anticipated improvements on the platted lots within Tract 2 are on pace to exceed the impervious coverages allocated by the PUD plan and SOI without including the proposed development of the subject site.

This situation has arisen from changes in the size of the footprints of structures within the single-family and attached two-family sections of Bristol Lake and not tracking flat impervious surfaces (i.e. driveways, sidewalks, and patios) as they do not require a permit to be installed. Currently, Tract 2 has 15.81-acres of impervious coverage of which 7.32-acres is associated with improved residential lots and 8.49-acres is allocated to the streets and sidewalks within the development.

The estimated overage of allocated impervious surfaces is based upon the fact that there are 33 single-family attached lots (66 dwelling units) and 4 single-family detached lots available to be developed along with the entirety of Lot 96. It is estimated that if the 33 single-family attached homesites and the 4 single-family lots are fully developed consistent with current construction trends they will add an

additional 6.66-acres of impervious area to the development. Adding this area to the existing impervious surfaces would yield a total of 22.47-acres of impervious coverage. It is worth noting that the 22.47-acres not only exceeds the previously established maximum impervious area of the entire Bristol Lake development, but also does not include the impervious area associated with unconstructed sidewalks that would service these lots as well as does not include the proposed development of Lot 96.

The current request is significant for two reasons. First, it will establish an allocation of impervious surfaces greater than the 2004 SOI associated with Lot 96 allowing it to be developed with detached "cottage" style housing and a functional roadway network. Second, approval of the request will require that the developer of the two-family attached housing seek an SOI revision for their development area such that they can fully build-out a portion of their remaining 33 lots. A similar amendment for the remaining 4 lots of single-family development may also be required. These additional SOI amendments will be triggered given the overall impervious surface limitations imposed by the 2004 Tract 2 SOI is not being fully amended at this time.

The applicant is only seeking approval of a PD plan for Lot 96 and a site-specific SOI for Lot 96. Had a comprehensive request to amend the entire 2004 Tract 2 SOI been submitted there would be no need to seek additional amendments. The applicant and the developer of the two-family attached portion of Bristol Lake were informed of this option; however, chose to submit the current application as it is being presented. It is worth noting that staff has been informed, by the applicant's agent, that the stormwater improvements installed within the overall Bristol Lake subdivision exceed existing stormwater requirements imposed by Chapter 12A of the City Code. As such, the applicant believes that the additional impervious area to be added within the overall development upon full build-out, inclusive of Lot 96, is capable of being accommodated and, if approved, would not negatively impact the underlying intent of the established restrictions shown within the 2004 SOI or on the 2005 PUD plan with respect to the surrounding development.

The proposed PD Plan depicts a 42-lot subdivision that includes 40 "cottage" sized single-family lots and 2 common lots. The associated site-specific SOI includes development requirements that generally mirror the guidelines of the previously approved Bristol Lake Tract 2 SOI with the exception of including "cottage" detached housing and an increased impervious area. The choice to submit this request as presented is to ensure that Lot 96 can be fully developed as contemplated without becoming entangled with a larger amendment to the entire Bristol Lake PD plan. Furthermore, making this request without an amendment to the existing PD plan protects the potential development of Lot 96 in the event the remaining single-family attached and detached dwellings are fully built-out. In essence, from the city's perspective, the impervious surfaces allocated to Tract 2 are capable of being used interchangeably anywhere within Tract 2 on a "first-come, first-served" basis.

The existing 2005 PUD plan provided for development of 36 units with 2.75-acres impervious coverage. The proposed plan seeks to increase the total number of dwelling units to 40 single-family detached homes and proposes to set a maximum of 50% allowed impervious area for Lot 96 (3.1-acres). However, correspondence submitted by the applicant estimates that the project will only result in 2.88-acres of impervious area (an increase of 0.13-acres). The proposed development plan illustrates a minimum lot size of 3,800 sq. ft., maximum building height of 35 ft., front and rear yard setbacks of 20 ft, and a side yard setback of 5 ft. Each lot shall have a minimum of 2 parking spaces.

In regards to site design, access will be off Bradington Drive to the west and Bristol Lake Parkway to the east. Two new streets, Dearborn Drive and Stokely Drive, and sidewalks will be established fronting the single-family detached homesites. The new sidewalks installed will connect to the existing sidewalk network surrounding Lot 96.

The subject development plan has been reviewed by both internal and external staff and found to be compliant with the provisions of the UDC applicable to PD Plans. It should be noted that the setbacks proposed within the associated SOI and shown on the PD Plan contain slight modifications from those contained within the UDC for typical “cottage” lot development. Specifically, the side and rear yard setbacks are proposed to be reduced and expanded, respectively. Given the proposed development is zoned PD, these modifications are considered “design exceptions” and would be approved concurrently with the PD plan and SOI recommendation – no separate action would be required to effectuate these development provisions. Additionally, the PD plan serves as a new preliminary plat for Lot 96. Prior to issuance of permits for development of the acreage, construction plans and a final plat will be required to be submitted and approved by staff and the City Council, respectively.

RECOMMENDATION

Approve the proposed PD Plan entitled “*The Cottages at Bristol Lake*” and associated Statement of Intent.

ATTACHMENTS

- Locator Maps
- PD Plan
- Statement of Intent
- Public Correspondence

SITE CHARACTERISTICS

Area (acres)	6.2 acres
Topography	Slight slope to the east
Vegetation/Landscaping	None
Watershed/Drainage	Clear Creek
Existing structures	None

HISTORY

Annexation date	2004
Zoning District	PD
Land Use Plan designation	Residential
Previous Subdivision/Legal Lot Status	Bristol Lake Tract 2, Bristol Lake Plat 1

UTILITIES & SERVICES

All utilities and services provided by the City of Columbia.

ACCESS

Bradington Drive and Bristol Lake Parkway	
Location	West and East side of site
Major Roadway Plan	Major Collector (improved and City maintained), requiring 66-76’ of ROW. No additional ROW required at time of plat.
CIP projects	None
Sidewalk	Sidewalks existing

PARKS & RECREATION

Neighborhood Parks	Gans Creek Recreation Area, Philips Park
Trails Plan	Philips Lake Trail, Gans Creek Cross Country Course
Bicycle/Pedestrian Plan	Pedway along Gans Road

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 via public information postcards on December 9th of the pending action. Property owner notification letters were sent out and an ad was placed in the Columbia Daily Tribune on December 24, 2024 relating to this request.

Notified neighborhood association(s)	None
Correspondence received	3 general information inquiries, 2 letters of discontent

Report prepared by Ross Halligan

Approved by Patrick Zenner