

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
October 6, 2022**

SUMMARY

A request by Crockett Engineering (agent), on behalf of Fred Overton Development, Inc. (contract purchaser), for approval of a proposed 106-lot preliminary plat containing 103 single-family lots and 3 common lots on a tract of land containing 53.80 acres. The subject site is located to west of Phillips Park and northwest of the terminus of Bristol Lake Parkway. A concurrent request (Case # 246-2022) seeking R-1 (One-family Dwelling) permanent zoning, upon annexation, is to be considered by the Planning and Zoning Commission at its October 6, 2022 meeting. **(Case # 245-2022)**

DISCUSSION

The applicant is seeking approval of a 106-lot preliminary plat on approximately 53.80 acres pending annexation and permanent zoning per Case #246-2022. The site is proposed to be zoned R-1 which would allow the site to be improved with single-family detached dwellings. The development includes 103 single-family lots and 3 common lots. The common lots are depicted as being used for open space, stormwater management, stream buffer, and tree preservation purposes. Additional rights of way and utility easements are also depicted on the preliminary plat, to be dedicated at the time of final platting.

Access to the site will be primarily from extensions of Bristol Lake Parkway (BLP) from the south, and Phillips Farm Road (PFR) from the northeast through the City-owned Phillips Park property. Both roads are classified as neighborhood collectors on the CATSO Major Roadway Plan which require a minimum 60-foot right-of-way and 30 feet of pavement width. The existing stub of PFR utilizes an upgraded alternative road profile inclusive of a center median and 6-foot bike lanes on either side. The proposed extension of PFR will continue this profile design to the northeast corner of the subject tract, where it will intersect with the extension of BLP in a future roundabout. This connection will serve as the secondary access to the proposed development.

In addition to providing secondary access to the proposed development the connection of BLP and PFR will enable patrons of the park as well as residents of the Bristol Lakes subdivision, to the south, and other city residents an additional travel path to both Gans Road and Ponderosa Street. Upon completion of the future roundabout (the intersection of BLP and PFR) an opportunity will be created that would allow traffic movements to the northwest toward Bearfield Road through a planned extension of PFR to the northwest through property northwest of the subject site.

A development agreement detailing the developer's infrastructure improvement responsibilities will be submitted to City Council for consideration with the preliminary plat. The provisions of the agreement stipulate that the developer will construct BLP and PFR entirely (as shown on the attached exhibit) such that they will provide sufficient vehicular and emergency access to the subject tract. Right-of-way for BLP and the proposed roundabout (to be constructed at a later date) is provided on the plat. In lieu of constructing the roundabout, the developer will construct a simplified connection in this location to link the completed sections of BLP and PFR together.

The final form of the development agreement, as of this writing, was being reviewed by the applicant. Given the applicant is the contract purchaser, the terms of the agreement will need to be agreed upon prior to the submission of this request for Council consideration. A land disturbance permit will be

withheld until such time as the development agreement is executed. This limitation is similar to what occurred with the platting of Bristol Ridge Plat #1. Execution of the development agreement is anticipated following land acquisition by the applicant which is contingent upon approval of the annexation and permanent zoning as well as this preliminary plat.

Council approval of a final plat of the subject acreage will be required prior permit issuance for residential structures or installation of required public improvements. The future final plat is not a matter that requires Planning Commission approval provided the plat is consistent with the preliminary plat. Furthermore, pursuant to the UDC, final plats may include portions or phases of the overall preliminary plat.

The development agreement that will accompany the proposed preliminary plat has been prepared with this in mind and contains language that would permit no more than 67 lots to be developed within the first final plat. Per Section 29-5.1(f)(2)(ii) of the UDC, final plats are not permitted to exceed more than 30 lots or units without having a secondary access unless allowed to exceed that maximum by the adopted Fire Code or approval of the Columbia Fire Department.

In consultation with the Fire Department, staff has confirmed that the Fire Code does allow for the platting of more than 30 lots or units when a plan for the connection of a secondary access is provided. In this particular instance, the proposed development agreement includes “triggers/milestones” specifying when the construction and acceptance of the both BLP and PFR will need to be completed. The inclusion of these provisions was determined to be sufficient to allow the Fire Department to recommend approval of the preliminary plat and the future creation of more than 30 lots within the first final plat submission.

The proposed preliminary plat has been reviewed by staff and meets all requirements of the UDC. Approval is recommended subject to applicant agreement with the terms of the development agreement and understanding that no land disturbance permit will be issued with such agreement being executed.

RECOMMENDATION

Staff recommends approval of the preliminary plat subject to applicant acceptance of all development agreement provisions and the limitation on land disturbance permitting prior to execution of the development agreement.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Preliminary plat
- Development agreement exhibit
- Public correspondence

SITE CHARACTERISTICS

Area (acres)	53.80 acres
Topography	Gently sloping, generally to the northeast
Vegetation/Landscaping	Wooded along southern & western property boundaries
Watershed/Drainage	Clear Creek
Existing structures	None

HISTORY

Annexation date	NA
Zoning District	Boone County A-1 (Agricultural District)
Land Use Plan designation	Neighborhood District
Previous Subdivision/Legal Lot Status	Not a legal lot

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	City of Columbia
Fire Protection	Boone County Fire Protection District
Electric	City of Columbia

ACCESS

Bristol Lake Parkway	
Location	Southeast of site
Major Roadway Plan	Neighborhood Collector
CIP projects	None
Sidewalk	Installed on west side of roadway south of site and will be required on west side through the proposed platted area. Installation of a “pedway” on the east side of roadway will be responsibility of City Parks and Recreation.

Phillips Farm Road (extension)	
Location	Northeast of site
Major Roadway Plan	Neighborhood Collector
CIP projects	None
Sidewalk	Required. Will be installed by City Parks and Recreation in connection with Phillips Park improvements.

PARKS & RECREATION

Neighborhood Parks	Located within Philips Park service area
Trails Plan	Planned Clear Creek trail to the north
Bicycle/Pedestrian Plan	Planned Clear Creek trail to the north

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 August 5th, and property owner letters on August 17th. The case was advertised in the Columbia Daily Tribune on the 17th as well.

Notified neighborhood association(s)	The Village at Bearfield HOA
Correspondence received	Bristol Ridge Plat 1 residents asked that the extension of Bristol Lake Parkway be screened from the rear of their homes, and expressed concerns about the impacts of deforestation near the southeast corner of the subject parcel. .

Report prepared by Rusty Palmer

Approved by Patrick Zenner