



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 7, 2022

Re: Bristol Ridge Plat No. 2 - Preliminary Plat (Case #245-2022)

Executive Summary

If approved, this request would grant preliminary plat approval for the creation of a 106-lot preliminary plat on a 53.80-acre of land, subject to its annexation (Case # 1-2023) and assignment of permanent R-1 zoning (Case # 246-2022), into the City's corporate limits.

Discussion

Crockett Engineering (agent), on behalf of Fred Overton Development, Inc. (contract purchaser), for approval of a 106-lot preliminary plat on approximately 53.80 acres pending annexation (Case #1-2023) and permanent zoning (Case #246-2022). The applicant is seeking R-1 zoning which would allow the site to be improved with single-family detached dwellings.

The proposed 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. The connection of Bristol Lake Parkway through the subject site to the extension of Phillips Farm Road through the City's Phillips Park, will serve as the secondary access to the proposed development. This connection also serves as a secondary access for the Bristol Lakes subdivision, which lies just south of the subject site.

A draft development agreement detailing the developer's infrastructure improvement responsibilities accompanies this request and was prepared to off-set the proportional monetary contribution for the construction of a roundabout at the northeast corner of the development site. The agreement has not been executed at this time given the applicant is the contract purchaser of the development acreage. Prior to the issuance of any land disturbance permits within the subject site a final agreement, in substantial compliance with that attached, will be required to be executed and signed by both the applicant and the City Manager. This course of action is similar to that which existed at the time of annexation/permanent zoning and preliminary plat approval for the Bristol Ridge Plat 1 subdivision which was developed by the same applicant – Fred Overton Development, Inc.



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The development agreement requires that the applicant complete the construction of Bristol Lake Parkway and Phillips Farm Road (see attached roadway construction exhibit) within three years of the first recorded final plat for the proposed development or prior to the platting of the 69th lot, whichever occurs first. The cost of the public roadway construction exceeds that of the proportional share of the roundabout and provides internal roadway connectivity between Ponderosa Street and Gans Road. The construction of these roadways will support future improvements within Phillips Park and meets Fire Code access requirement associated with the proposed development.

The preliminary plat shows the dedication of the right of way associated with the future roundabout at the northeast corner of the site as well as required easements and public improvements within the future right of way of Bristol Lake Parkway. It should be noted that the right of way for the extension of Phillips Farm Road will extend through the Phillips Park across City-owned property south of the existing Columbia Sports Fieldhouse with the same roadway cross-section that is presently in place. Per the development agreement, the applicant will be required to comply with standard City requirements (i.e. sidewalks and street trees) for public street construction occurring within the boundaries of the development; however, will not be required to install the same on portions of the roadway improvements located on City-owned lands. The future installation of sidewalks and street trees will be addressed by the Parks and Recreation Department as future development of the remaining vacant lands with the park are brought forward.

The Planning and Zoning Commission considered this request concurrently with the proposed permanent R-1 zoning (Case # 246-2022) at their October 6, 2022 meeting. Staff presented its report and the applicant's representatives gave an overview of the request. During discussion Commissioners inquired about who would be responsible for required improvements, such as street trees and a share of the roundabout construction costs that were not detailed on the roadway construction exhibit. Staff indicated that Public Works and Parks & Recreation were involved in negotiating the terms of the development agreement and would be taking on those responsibilities. The Commissioners also sought clarification of the stream buffer requirements impacting the site, which Staff provided.

Members of the expressed concerns over cut-through traffic on the proposed connection of Bristol Lake Parkway and Phillips Farm Road, the impact to existing homes following installation of street lights, and the transferability of the development agreement to a future owner of the tract. Staff indicated that both roadways were collector streets intended to collect traffic from neighborhoods and provide connection to other major streets. Staff also indicated that the development agreement contains a clause for transference to the applicant's successors and assigns. To mitigate the impacts of the construction of Bristol Lake Parkway adjacent to the Bristol Lakes subdivision a request was made to have require that a berm and vegetative screening be installed outside public right of way on a common lot controlled by others as a condition of approval of the plat.

Following additional discussion, the Commission a motion to approve the preliminary plat without applying additional conditions which passed unanimously (9-0).



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The Planning Commission staff report, locator maps, preliminary plat, roadway construction exhibit, draft development agreement, public correspondence and meeting minute excerpts are attached.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as sewers and water, as well as public safety and solid waste service provision. 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: Reliable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

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

Legislative History

Date	Action
10/17/22	Set a public hearing for the annexation of the subject tract (R162-22)

Suggested Council Action

Approve the requested *Bristol Ridge Plat No. 2, Preliminary Plat*.