



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 5, 2023

Re: Richland Estates - Preliminary Plat (Case #113-2023)

Executive Summary

If approved, this item would result in the creation of a 161-lot preliminary plat to be known as "Richland Estates" and authorize the City Manager to execute a development agreement between the City and the property owners. The development agreement would address off-site transportation infrastructure improvements and a monetary contribution to off-set the anticipated impacts of the subdivision. The proposed subdivision would contain 146 residential lots, 1 neighborhood commercial lot, and 14 common lots. The subject 103.73-acre tract is located west of the intersection of Richland and Olivet Roads and is commonly addressed as 6800 Richland Road.

Discussion

Crockett Engineering (agent), on behalf of Richland Olivet Farm, LLC, Charlotte Frazier, and Melissa Ussery (owners), seeks approval of a 161-lot preliminary plat on a 103.73-acre parcel to be known as *Richland Estates*, subject to annexation (Case # 153-2023) and permanent zoning (Case # 114-2023). The annexation and permanent zoning of the subject acreage is being considered concurrently on the June 5th Council agenda under separate cover. The proposed development would contain 146 single-family residential lots, 1 neighborhood commercial lot, and 14 common lots. The acreage is located at the southwest corner of Richland and Olivet Roads and is common addressed as 6800 Richland Road.

The proposed preliminary plat is generally bounded by Olivet Road to the east, Richland Road to the north, and the Old Hawthorne North Subdivision to the west. The existing Old Hawthorne North subdivision contains a number of stub streets along its shared boundary with the subject parcel which will allow east-west connectivity between the two development and surrounding roadway infrastructure.

Burghley Drive, a north-south future major collector street on the CATSO MRP, has been accommodated on the preliminary plat. Burghley Drive lies between Old Hawthorne North and the proposed development on the subject site's western boundary. Burghley connects Richland Road to both subdivisions along their shared boundary, then to the southwest corner of the Richland Estates tract, where another stub is provided for future connection of Burghley to the south.

The CATSO MRP indicates plans for the Burghley to potentially extend as far south as New Haven Road in the future. Adare Manor Drive on the subject preliminary plat also satisfies a segment of another future CATSO MRP major collector, extending from Old Hawthorne North



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across the subject parcel to the east through Oak Mill Estates and finally terminating at Olivet Road.

The Richland Estates preliminary plat depicts two distinct types of residential lots. The bulk of these lots are roughly a quarter-acre in size. The lots arranged off of Adare Manor Drive, however; are nearly an acre. Common lots are depicted throughout the development for use as open space, tree preservation, and for stormwater facilities. Many common lots are provided as buffer strips restricting private driveway access from residential lots and the adjacent roadways, including Richland Road, Burghley Drive, and Grimshaw Drive.

A concurrent permanent zoning (Case # 114-2023) request is seeking R-1 (One-Family Dwelling) zoning on the bulk of the property (97.02 acres), with the exception of the Lot 147 (6.71 acres) located at the intersection of Richland and Olivet Roads, which is proposed to be zoned M-N (Mixed-Use Neighborhood). The M-N parcel is intended to provide supportive neighborhood commercial or other residential uses in the future.

A portion of Lot 147 will be impacted by the future realignment of Olivet Road at its intersection with Richland Road and the installation of a future roundabout. The roundabout installation is part of the off-site transportation improvements identified in the previously approved Silver Lakes subdivision (to the north) development agreement. Given the uncertain timing of the future intersection relocation, Lot 147 is not to be platted until the alignment is finalized by the developer of Silver Lakes. At that time, Lot 147 can be final platted dedicating the necessary right-of-way to accommodate the new intersection alignment and roundabout. The preliminary plat depicts additional right of way that would accommodate both improvements, but the final dedication may be slightly modified when Lot 147 is final platted.

Given the anticipated impacts of the additional homes proposed by the preliminary plat, a traffic impact study was required. The analysis offered several recommendations which were reviewed and accepted by staff that include the construction of turn lanes on Richland Road for eastbound traffic turning south on Burghley Drive and for traffic in either direction (east or west) turning south onto Olivet Road. The study also recommended construction of Burghley Drive in its entirety along the west boundary of the Richland Estates tract.

As a result of these recommendations, a development agreement was prepared and has been accepted by the property owners to ensure the necessary traffic improvements are completed in a timely manner in conjunction with the development of the subdivision. The agreement is attached to this report for consideration by Council and authorization for the City Manager to sign.

In addition to the traffic improvements outlined in the study, the agreement requires the platting of the required Richland Road right-of-way with the first final plat on the residential portion of the property. The additional right of way for Olivet Road, including that for the roundabout, will be required at the time the M-N parcel is final platted. The developer will also be required to contribute a payment offset for their proportionate share of the cost to



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construct a future the roundabout at the intersection of Richland Road and Rolling Hills Road/Grace Lane, which was calculated to be \$65,834.09. The property owners are in agreement with the additional terms and payment of the proportional roundabout construction costs.

The Planning and Zoning Commission considered this request at their May 4, 2023 meeting. Staff presented its report and the applicants' representative gave a brief overview of the proposed development. Commissioners inquired about best practices for placement of stormwater detention near a regulated stream buffer at the southern edge of the property as well as development impacts on the stream. The applicant's representative responded that it is common practice to locate detention near a discharge point into a stream and that the City's stormwater regulations require significant measures to protect such stream corridors during development. The Commission also questioned the use of a short loop street to serve Lots 143-146 off of Burghley Drive at the southwest corner of the plat. The applicant's representative stated that the loop arrangement permitted public street access to those lots without driveways directly on the major roadway. After limited additional discussion, the Commission moved to approve the preliminary plat pursuant to City Council approval of the requested annexation and permanent zoning on the parcel.

The plat has been reviewed by both internal and external departments/agencies and complies with all requirements of the UDC. The plat is supported for approval.

The Planning Commission staff report, locator maps, preliminary plat, development agreement, and meeting minute excerpts are attached for review.

Fiscal Impact

Short-Term Impact: None. All costs associated with public infrastructure expansion are borne by applicant/developer.

Long-Term Impact: Minimal. Such impacts may include increased sewer maintenance, trash collection, and public safety provision expenditures. Such impacts may or may not be offset by user fees or increased tax collections.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

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



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Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the proposed preliminary plat known as, "*Richland Estates*," and the attached development agreement.