



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 3, 2025

Re: The Cottages at Bristol Lake PD Plan and Statement of Intent (Case #48-2025)

Executive Summary

Approval of the requested Planned Development (PD) Plan and the associated site-specific Statement of Intent (SOI) will authorize the development of 40 single-family lots and two common lots and approve a revision to the 2004 Statement of Intent for Tract 2 of Bristol Lake. The PD Plan and site-specific Statement of Intent would be applicable to Lot 96 of Bristol Lake Plat 1 which was shown as a “future” development parcel on the 2005 approved Bristol Lake Tract 2 PUD (now PD) plan. The subject 6.2-acre lot is located northwest of the intersection of East Gans Road and Bristol Lake Parkway.

Discussion

Background

The applicant is seeking approval of a site-specific Planned Development plan to be known as “The Cottages at Bristol Lake” that proposes the development of 40 single-family lots and two common lots, as well as, approval of a revised site-specific Statement of Intent governing development of the 6.2-acre parcel known as Lot 96 of Bristol Lake Plat 1. The 6.2-acre parcel is located northwest of the intersection of East Gans Road and Bristol Lake Parkway was shown as a “future” development parcel on the January 2005 approved “Bristol Lake Tract 2” PD plan/preliminary plat and as Lot 96 on the June 2005 approved “Bristol Lake Plat 1” final plat.

The Bristol Lake Development was annexed and zoned Planned Development (then denoted Planned Unit Development, PUD) in 2004. Seven of the eight development tracts were assigned “planned” zoning, and one tract remained C-3 (now M-C Mixed-Use Corridor a “base” or “by-right” district) zoning. Additionally, each development tract was subject to development restrictions/limitations established either by a Statement of Intent (SOI) or development agreement parameters.

The subject site is governed by a Statement of Intent tied specifically to Tract 2 established during the annexation of the Bristol Lake Development. This Statement of Intent required that development on the 74.12 acres within the Tract contain 70% open space (51.89 acres) and 30% (22.23 acres) of development. The Statement of Intent also included provisions that established allowable uses, minimum lot area, and dimensional standards for proposed construction as well as broad objectives for environmental protections. In 2005, the Bristol Lake Tract 2 PUD (now PD) Plan was approved. The plan distributed the developable 22.23-acres as follows: 4.13 acres were reserved for detached single-family homes, 6.3 acres were reserved for attached single-family homes, 2.75 acres were reserved for Lot 96 (the subject



tract) which was originally intended for condominiums/townhomes development, and 9.05-acres was reserved for streets and sidewalks. The City Council put these measures in place as protection of the sensitive Little Bonne Femme watershed, at a time before the city adopted its storm water ordinance and manual (2007), which added treatment of water quality as well as control of runoff rates to the city's development regulations.

The 2005 approved PUD (now PD) plan showed the subject site as a "future" development parcel. Given this designation, the purpose of this request is to establish a site-specific development plan for Lot 96 as required by the standards of the Unified Development Code. Additionally, the modification of dimensional standards to accommodate the smaller single-family lots require a revision to the existing Statement of Intent. The original application submitted for this request also sought to increase the allowed impervious surface limitations on Lot 96. The Planning & Zoning Commission expressed concerns regarding the increased impervious surface limitations during the January 9, 2025 public hearing. As a result, the applicant has withdrawn their request to increase the impervious surface limitations.

The only revisions remaining to be approved are: 1) To allow Lot 96 to be improved with lots smaller than previously permitted and 2) Reduce internal and external setbacks. All other provisions applicable to development within Tract 2 of Bristol Lake as shown in the 2004 Statement of Intent, such as impervious surfaces, shall remain unchanged and in effect if approval of the site-specific PD Plan and site-specific Statement of Intent for Lot 96 are granted.

Development Plan & Statement of Intent Details

The proposed development is a total of 42 lots with 40 single-family "cottage" style units and is adhering to the 2.75 acres of impervious coverage allotted to Lot 96. The 2005 Bristol Lake PUD anticipated 36 units of condominiums on Lot 96; that being said, the proposed PD Plan seeks a 4-dwelling unit increase. This increase will create a slightly higher density than what was originally anticipated on Lot 96; however, does not result in exceeding the overall density limitations within Tract 2 as established in 2004 Statement of Intent.

Furthermore, as noted, the minimum lot size for the proposed single-family lots is being adjusted from 5,000 square feet to 3,800 square feet for only Lot 96 which is reflected in submitted site-specific Statement of Intent. The proposed Planned Development Plan and the site-specific Statement of Intent depict and describe, respectively, modifications to the internal and external setbacks applicable to Lot 96. The 2004 Statement of Intent required that perimeter property lines and perimeter roads have a setback of 25 feet. The Planned Development Plan and site-specific Statement of Intent eliminates this provision and seeks to allow development of Lot 96 with setbacks of 20 feet for the front yard and rear yard and 5 feet for the side yard. The maximum building height and required parking for each lot would remain unchanged from the 2004 Statement of Intent at 35 feet and two parking spaces per lot, respectively.



The site is accessed from Bradington Drive to the east and Bristol Lake Parkway to the east. The development will create two new streets, Dearborn Drive and Stokely Drive. Sidewalks will be constructed fronting the single-family detached homes and will connect to the existing sidewalk network surrounding Lot 96. A pedway along the parcel's Gans Road frontage will be installed as part of future public infrastructure improvements serving the site.

Planning Commission Action

The Planning and Zoning Commission held a public hearing on this request at its January 9, 2025 meeting. Staff provided its report and the applicant gave a presentation and answered Commissioner questions. Commissioners expressed concerns with respect to the requested increase in impervious area for Lot 96 and sought clarification on what the limitations were as well as asked for how the situation within the overall Tract had risen to its current conditions. Various members of the public spoke during the public hearing about the type of housing proposed, drainage/stormwater impacts, and increased traffic concerns. Following closure of the public hearing and Commissioner discussion, a motion was made to approve the requested PD Plan and site-specific Statement of Intent with the originally requested increase in impervious coverage for Lot 96 being withdrawn. The Commission approved the motions by a vote of (7-0) with two Commissioners absent.

A copy of the Planning and Zoning Commission staff report, locator maps, PD plan (dated 12/27/24), Statement of Intent (dated 1/10/25), original Statement of Intent (dated 12/2/24), 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 roads, 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: Resilient Economy, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

[Comprehensive Plan Impacts:](#)

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

Legislative History



City of Columbia

701 East Broadway, Columbia, Missouri 65201

| Date | Action |
|------------|---|
| 6/13/2005 | Approved final plat "Bristol Lake Plat 1" (Ord. 18663) |
| 1/26/2005 | Approved PUD/preliminary plat "Bristol Lake Tract 2" (Ord. 18541) |
| 11/01/2004 | Approved annexation and Statement of Intent's for each tract (Ord. 18043) |

Suggested Council Action

Approve the proposed PD Plan entitled "The Cottages at Bristol Lake" and associated site-specific Statement of Intent for Lot 96 of Bristol Lake Plat 1.