

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
June 4, 2026**

SUMMARY

A request by Crockett Engineering (agent), on behalf of Lake Bradley, LLC (owner), for approval of an 18-lot preliminary plat of R-2 (Two-family Dwelling) zoned property, to be known as, "Old Plank Cottages, Plat No. 1." The 3.68-acre subject site is located at 301 Old Plank Road.

DISCUSSION

The applicants are seeking approval of an 18-lot preliminary plat on their 3.68-acre site, located on the north side of Old Plank Road, just east of Bethel Church Road. The subject lot was previously a part of the larger Bethel Baptist Church parcel, which was permanently zoned R-2 (Two-family Dwelling) at the time of its annexation on May 5, 2025. The parcel was then subdivided to create the two current lots, with Lot 2 of, "Bethel Baptist Church Plat 1," intended for sale by the church. The development parcel has since changed hands and the new owners wish to establish entitlement to 17 single-family, cottage-style lots, which requires separate approval by the Board of Adjustment for the use of the "optional" cottage development standards.

The proposed cottage lots, if authorized by the Board of Adjustment, would have reduced dimensional standards when compared to standard single-family R-1 or R-2 lots. The current minimum lot area for single-family lots in the R-1 district is 7,000 sq. ft., and in the R-2 district the standard is 5,000 sq ft. The desired optional development standards would reduce the lot area to a minimum of 3,000 sq ft on lots as narrow as 30-ft in width, with minimum front and rear yard setbacks of 10-feet and side setbacks of 6-ft. In practice, however; recently platted cottage lots have been well above this minimum. The proposed lots depicted on the attached preliminary plat are generally 40 feet in width, and roughly 140-feet in depth, and range in size from 5,600 to 12,000 square feet in area.

The proposed preliminary plat also includes one common lot that is to be used for stormwater detention. The proposed development lots are to be accessed internally from a new public street, extending northward from Old Plank Road through the center of the parcel. The street name indicated on the preliminary plat has not been approved by Boone County Joint Communications given its previous use elsewhere in the city. As a result, approval of the preliminary plat must be made pursuant to minor technical corrections, allowing for a final street name selection and approval by BCJC before the plat can move forward for Council approval.

The preliminary plat provides a 50-foot right-of-way for the street within which is depicted a 28-foot travel lane, both of which are consistent with City requirements for local residential streets. It should be noted that parking on both sides of residential streets is typically allowed, unless restricted by Public Works. If parking were not restricted and allowed to occur on both sides of the street, the width of the travel lane would be reduced to less than 20-feet which is in conflict with the adopted Fire Code requirements. Addressing this issue as part of the preliminary platting process with either require a "developer-imposed" parking restriction or an increase in pavement width to ensure a minimum 20-feet of travel lane. Requiring an increase in pavement width may be considered appropriate given the potential increase in lot density afforded by the "optional" development standards; however, would appear to be unnecessary given the lot sizes generally depicted on the plat all are greater than a typical R-2 single-family lots and would be counter-intuitive to creating a more attainable, environmentally-friendly development given increased required paving. The proposed plat also makes provisions for the standard 10-foot utility easement along all lot frontages.

Old Plank Road is classified on the CATSO Major Roadway Plan (MRP) as a major collector, therefore, traffic implications anticipated from the proposed development are limited. Assignment of such a classification is not an indication of the specific street meeting the Appendix A design guidelines for the "cross-section", but rather are an indication of the usage characteristics of the street and anticipated potential for future improvements. Sidewalks are currently in place along the south side of Old Plank Road along this roadway frontage, but not on the subject parcel; however, would be required to be installed along the parcel frontage upon development.

Private residential driveways would not be permitted from Old Plank Road given its roadway classification; however, Lot 17 is the only proposed lot with frontage, and no access is proposed in that location.

The site lies within the City's Urban Service Area and all utilities and services are to be provided by the City with the exception of electric and sewer. The property is subject to the terms of a 2011 sanitary sewer connection agreement between the City of Columbia and the Boone County Regional Sewer District (BCRSD). The agreement indicates that any sewer improvements on the subject site are to be owned and maintained by BCRSD and interconnected into a city sewer main adjacent to the site. Furthermore, the connection agreement dictates that any future lots created within the acreage would remain BCRSD sewer customers. However, the annexation of the subject parcel now requires compliance with the city's subdivision and zoning standards. Sewer plans are currently under review that illustrate how each lot will be provided a sewer service. Adequate easements are provided for connection of utilities to each lot. There were no expressed concerns with respect to available infrastructure capacity necessary to serve the increased R-2 density.

Given the proposed preliminary plat depicts a lot arrangement that anticipates approval of the requested authorization to use the "cottage" optional development standards, approval of the preliminary plat without this action being approved by the Board of Adjustment is not possible. If the request does not gain Board of Adjustment approval, the proposed plat would require revision to conform to the R-2 dimensional requirements. However, staff finds the proposed layout shown to be appropriate and supportive of the goals and objectives of both Columbia Imagined and the Boone County/City of Columbia Housing Study, both of which prioritize infill development and integration of diverse housing options within the city's corporate limits.

RECOMMENDATION

Approve the proposed preliminary plat pursuant to the following conditions:

1. Technical corrections (street name approval by BCJC)
2. BOA approval of the optional cottage development standards

ATTACHMENTS

1. Locator Maps
2. Preliminary Plat

HISTORY

Annexation date	2025
Zoning District	R-2 (Two-family Dwelling)
Land Use Plan designation	Neighborhood
Previous Subdivision/Legal Lot Status	Lot 2, Bethel Baptist Church Plat 1

SITE CHARACTERISTICS

Area (acres)	3.68 acres
Topography	Site generally sloping to the south
Vegetation/Landscaping	Northern quarter of site is wooded, remainder is open lawn
Watershed/Drainage	Little Bonne Femme Creek
Existing structures	None

UTILITIES & SERVICES

Sanitary Sewer	Boone County Regional Sewer District
Water	City of Columbia
Fire Protection	City of Columbia w/ mutual-aid from BCFPD
Electric	Boone Electric

ACCESS

Old Plank Road

Location	Southern parcel boundary
Major Roadway Plan	Neighborhood Collector, no additional ROW required
CIP projects	None
Sidewalk	To be installed upon final platting

PARKS & RECREATION

Neighborhood Parks	Cosmo-Bethel Park, Creek Ridge Park
Trails Plan	N/A
Bicycle/Pedestrian Plan	Bethel is green route; Old Plank is yellow route

PUBLIC NOTIFICATION

All property owners within 185 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified via public information postcards distributed on May 26.

Notified neighborhood association(s)	Cedar Lake
Correspondence received	None

Report prepared by: Rusty Palmer

Approved by: Patrick Zenner