



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 20, 2024

Re: Gentry Estates 2 – Preliminary Plat (Case #127-2024)

Executive Summary

Approval of this request would result in the creation of a 4-lot preliminary plat to be known as "Lots 2A, 3A, 3B & 3C Gentry Estates 2". The 13.17-acre parcel is located southwest of the intersection of West Nifong Boulevard and Aurora Drive. The preliminary plat is a replat of lots 2 and 3 of the 2012 preliminary plat of "Gentry Estates Plat 1."

Discussion

Engineering Surveys & Services (agent), on behalf of Jeffrey E. Smith Investment CO, L.C. (owner), seek approval of a revised 4-lot Preliminary Plat of M-N (Mixed Use - Neighborhood) zoned property, to be known as "Lots 2A, 3A, 3B & 3C Gentry Estates 2". The subject acreage was rezoned from PD (Planned Development) in 2019 to its current M-N (Mixed-use Neighborhood) designation. The proposed preliminary plat is bounded on the east by Aurora Drive and a roadway easement leading to the Rock Bridge High School/Columbia Career Center (south of the roundabout), on the west by Lots 1 and 5 of Gentry Estates, on the north by West Nifong Boulevard, and on the south by Lot 1 of the Rock Bridge Subdivision Plat 14 (Gentry Middle School).

Lots 2A and 3C have roadway frontage along West Nifong Boulevard. Given both lots are greater than 300-feet in width they are considered eligible, per sec. 29-5.1(f)(1)(iv)(D) of the UDC, to have individual driveway connections to West Nifong Boulevard which is classified as an arterial street. Given the recent improvements to Nifong Boulevard, the potential accesses would be right-in and right-out movements only. The appropriateness of the driveway connections will be considered upon submission of site development plans. A right-turn lane within the Nifong Boulevard right of way was installed with the recent reconstruction project at the approximate center of proposed Lots 2B and 3C and would allow westbound traffic access to the newly platted development lots via an internal driveway network.

The existing lots to be replatted were previously zoned PD as part of the 2012 Gentry Estates PD Plan. The rezoning to PD included a development agreement that was kept consistent through several iterations of the PD. The 2012 plan illustrated access to the site both through a driveway directly accessing Bethel Street on the western edge of the property, and a private drive (to be constructed during phase 2 of development for the PD) accessing the northeast corner of the lot. A 2015 plan amendment indicated that the private drive accessing the northeast corner was no longer planned and instead a private drive accessing Bethel Street would be installed in its place, although the land for the northeast private drive was (and still is) dedicated as an access easement.



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Proposed Lot 3A has frontage along proposed Simon Drive, a private drive within a 50-foot ingress/egress easement, which is an extension of the 2015 existing driveway easement granted as part of a minor plan revision for the Gentry Estates PUD-17 Development Plan. Proposed Lot 3B would also have frontage on Simon Drive as well as the roadway easement south of the Aurora Drive/Nova Way roundabout. Given the proposed irrevocable ingress/egress easement contains the same width as the easement in the 2015 plan amendment to the west, staff finds that it is consistent with the existing development patterns and meets the criteria of sec. 29-5(f)(1)(iv)(A) of the UDC with respect to the use of such easements as the sole access to Lots 3A and 3B.

The proposed ingress/egress easement (also a utilities easement) is shown as being 50-feet in width and would be improved with 30-feet of pavement. The new easement will connect the existing access easement crossing Lots 1 and 2 of Gentry Estates (which connects to Bethel Street) to the existing roundabout at Aurora Drive and Nova Way. While the proposed easement is not a direct match to a "local non-residential" street it most closely aligns with 'Option A' of that designation shown within Appendix A of the UDC by providing consistent pavement width; however, 10-feet less in right of way. This lesser right of way width is consistent with what was previously established with the 2015 PD Plan amendment and has not identified as an issue with respect to future utility instillation needs of relevant city departments. The preliminary plat illustrates standard 10-foot utility easements on both sides of the future pavement to accommodate utility placement.

Sidewalks will be constructed on the western edge of Aurora drive along the roundabout, along the roadway easement for Rock Bridge High School/Columbia Career Center, and the southern edge of Simon Drive where the sidewalks will connect with the existing development at Gentry Estates. A 6' sidewalk easement is shown in the northwest corner of lot 3A, which would allow for this connection given the sidewalk along this frontage would be in a "non-standard" location. Sidewalks will be constructed along the frontages of the streets upon lot development.

Lot 3B, the southeastern lot, contains 2.80 acres of land that is not intended to be developed. A water main extension is shown to serve lots 3A, 3B and 3C. An additional 16-foot storm sewer easement is depicted abutting the 16-foot sanitary sewer easement running north/south along the eastern lot line of lot 2A of the plat. A 15-foot utility easement is also proposed to service lots 3A and 3B, running north south between the lot lines. All other easements serving the proposed lots which were previously dedicated with the adopted final plat/PD amendments will remain in place.

This request was considered by the Planning and Zoning Commission at its April 18, 2024, meeting. Staff gave its report and the applicant was present to answer questions. No one from the public spoke regarding the request. The Commission asked a question of clarification about access on Nifong for lots 2A and 3C. Staff noted this would be analyzed upon submission of site development plans. After limited additional discussion regarding



future development of the lots and water main extensions, a motion was made to approve the revised preliminary plat which passed with a vote of (9-0).

A copy of the Planning and Zoning Commission staff report, locator maps, preliminary plat, and meeting minute excerpts are attached for review.

Fiscal Impact

Short-Term Impact: None anticipated. Any costs associated with relocation of public utilities to be borne by the applicant.

Long-Term Impact: Potential impacts may include additional public infrastructure maintenance (i.e. electric, sewer, and water) as well as public safety and solid waste collection costs. Such impacts may or may not be off-set by increased property tax collections or user-fees.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable and Sustainable Infrastructure, Secondary Impact: Resilient Economy, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Infrastructure

Legislative History

Date	Action
02/21/19	Approved Rezoning to M-N (B271-19)
06/19/12	Approved Gentry Estates PUD-17 Development Plan (Ord. 21340)
06/08/12	Approved Final Plat of Gentry Estates (Ord. 21353)
06/04/12	Approved Preliminary Plat of Gentry Estates Plat 1 (R 86-12)
10/04/11	Approved Rezoning to PUD-17 & CP (Ord. 21098)

Suggested Council Action

Approve the requested preliminary plat to be known as "Lots 2A, 3A, 3B & 3C Gentry Estates 2" as recommended by the Planning and Zoning Commission.