



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 17, 2022

Re: Silver Lakes Preliminary Plat, Development Agreement (Case #196-2022)

Executive Summary

Approval of this request will authorize a preliminary plat for a new residential subdivision to be known as *Silver Lakes* containing a total of 366 lots. Additionally, approval of this request would authorize the City Manager to execute a development agreement, between the City and the property owner that establishes public infrastructure obligations related to the development.

Discussion

Crockett Engineering Consultants (agent), on behalf of The Brooks at Columbia, LLC (owner), is seeking approval of a preliminary plat with 366 lots on R-1 (One-family Dwelling) zoned property that includes the extension of two major roadways through the site. The approximately 166.16-acre property is located northwest of the intersection of Richland Road and Olivet Road, approximately 1 mile east of Rolling Hills Road/Grace Lane, and includes the address 7101 E Richland Road.

The applicant is seeking a preliminary plat to create a new 366-lot residential subdivision that is located on the north side of Richland Road, and extending west from the intersection of Olivet Road approximately one-half mile. The size of a majority of the lots fall within a range of 7,000-9,000 square feet, with pockets of lots that exceed 10,000 square feet up to 12,000 square feet. Access to the site will be primarily from Richland Road via three new subdivision streets intersecting Richland Road. Two of these streets are major roadways that are included on and consistent with the City's major roadway plan (MRP). Kinderlou Drive on the west side of the site is a neighborhood collector. The major roadway on the east side of the property will be an arterial street and will constitute an extension of Olivet Road north from its current terminus at Richland Road.

In addition, the new development will provide connections to exiting street stubs that abut the property on the north and east. Two existing stubs in Sunrise Estates will connect with the future construction of Olivet, and to the north, Easter Lane will be connected. Two additional new street stubs are included on the preliminary plat to ensure future connectivity with new development.

Per UDC requirements, a traffic study was submitted to ascertain the impact of the development on the surrounding street infrastructure and to identify any potential improvements that would need to be made to the street network to ensure continued efficiency. The conclusions of the study (attached) identified several impacts needing to be addressed. In regards to improvements immediately surrounding the development, one



City of Columbia

701 East Broadway, Columbia, Missouri 65201

eastbound left-turn lane shall be constructed at the new Kinderlou Drive street intersection with Richland Road.

The traffic study also indicated that the development would have significant impacts on the intersection of Richland Road and Rolling Hills Lane/Grace Lane, causing the level of service to drop below acceptable levels. This intersection has been previously identified for improvements within traffic studies done for other developments along the Richland Road corridor. This particular intersection is a probable location for a roundabout in the future that would accommodate the increased traffic generation and permit to the intersection to maintain acceptable levels of traffic movement.

As has been the case for other new development along the Richland Road corridor, staff has recommended that an agreement be reached for a contribution towards the future improvement of the Richland Road and Rolling Hills Lane/Grace Lane intersection to a roundabout. The attached development agreement includes a provision that requires the developer to contribute an amount to off-set the construction of the future roundabout.

The "base" contribution amount has been calculated by determining the impact that the development's traffic generation would have on the existing intersection. Per the traffic study, the development would absorb 25% of the capacity of the intersection. As such, the initial contribution required by the development would be 25% of the average cost of a City-constructed roundabout valued at \$940,486.55. 25% of this value equals a developer "base" contribution of \$235,122.

However, the attached development agreement requires that the developer contribute \$223,572 to off-set the construction costs of the future Richland/Grace Lane/Rolling Hills roundabout. The lesser amount is based on staff's request that additional right-of-way be dedicated at the northwest corner of the Richland and Olivet intersection to allow for the potential future construction of a roundabout that was not identified in the current traffic study. This additional right of way, valued at \$11,550, is viewed as a "credit." When this credit is deducted from the required contribution, the amount of the contribution to be received will equal \$223,572.

The development agreement allows the contribution to be paid in three equal payments spread out over time as the property is platted in the future; however, all payments will be due no later than 5 years after the approval of the first plat.

One final item within the development agreement requires the developer to construct the realignment of Olivet Road on the south side of Richland Road. Due to its current location, the construction of Olivet Road on the subject property would not align with the southern leg. The developer will thus be reconstructing the southern leg to align with the new portion of Olivet north of Richland.

The Planning and Zoning Commission considered this request at their August 18, 2022 meeting. Staff presented its report and the applicant gave an overview of the request. Two



members of the public spoke during the public hearing. One speaker was concerned that connecting to Easter Lane would increase traffic, remove trees, and have a negative impact on the residents, and the other requested that existing trees be preserved as much as possible, specifically where Olivet will be extended through the subject site.

The Commission inquired about turn lanes along Richland Road, and after additional discussion, a motion to approve the preliminary plat pending technical corrections to revise street names passed (8-0).

The Planning Commission staff report, locator maps, preliminary plat (revised 10/3/2022), Commission packet preliminary plat (sealed 8/10/22), traffic impact study, draft development agreement, 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 and sewers, 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
11/01/04	Approved the annexation and permanent zoning to R-1 (Ord. #018289)

Suggested Council Action

Approve the preliminary plat of *Silver Lakes* as recommended by the Planning and Zoning Commission and authorize the City Manager to execute the attached development agreement.