

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
December 21, 2023**

SUMMARY

A request by Crockett Engineering (agent), on behalf of The Roxie Grant Revocable Trust (owner), for approval of a 122-lot preliminary plat to be known as "Amberton Place." The 60.26-acre subject site is located at 3705 Gibbs Road and is currently under Council consideration for permanent zoning (Case # 247-2023) and annexation (Case # 13-2024). **(Case # 35-2024)**

DISCUSSION

The applicants are seeking approval of a 122-lot preliminary plat on 60.26-acres of property located at 3705 W Gibbs Road. The proposed preliminary plat contains acreage that is presently being considered for annexation and permanent zoning by City Council. The Council will take final action on these matters at their January 16, 2024. The Planning Commission considered the permanent zoning of this acreage on October 19th, 2023, and recommended approval of a mix of R-1, R-2, and R-MF zoning.

The permanent zoning request included approximately 41.17 acres of R-1 (One-Family Dwelling) zoning on the northern two-thirds of the parcel. Approximately 14.48 acres of R-2 (Two-Family Residential) zoning were sought at the southeast corner of the property. And finally, an interior parcel of approximately 4.7 acres was sought to be zoned R-MF (Multiple-family Dwelling). The applicant's noted during the Planning Commission's hearing that they desired to seek approval of "cottage" development standards for the R-2 portion of the acreage from the Board of Adjustment following approval of the annexation and zoning requests. Final approval of the proposed preliminary plat will require that the annexation and permanent zoning are approved by City Council.

In accordance with the zoning request outlined above, the preliminary plat depicts a total of 122 lots. A rezoning graphic is attached for reference. Of the 122 lots, 29 are proposed for detached single-family housing within the R-1 zoning (yellow area on the graphic), which is located on the northern half of the parcel, and extending to the south along the western parcel boundary. 54 lots near the southeast corner of the parcel (green) are proposed to be developed as "cottage-style" homes within the R-2 zoning. The remaining 32 residential lots are proposed to be developed with attached single-family homes within the R-MF district (blue).

A note on the plat states that all common lots are to be used for greenspace, signage, amenities, and/or stormwater BMPs. Lot C1 is located within the vehicular turnaround at the terminus of Roxie Court near the southeast corner of the parcel. Lot C2 is located at the southwest corner of the parcel on Barberry Avenue, and contains a stormwater detention basin. A ridgeline is located in the region of the Gibbs Road extension, meaning all development south of Gibbs lies in a separate watershed. Lot C3 is a remnant parcel along the southern edge of Gibbs Road meant to provide a buffer between the roadway and the adjacent parcel to the south. Lots C4 and C5 are within the vehicular turnarounds at the end of Abilene and Alamance Drives, respectively. Lot C6 is intended for tree preservation and natural open space. Lot C6 also contains an area of floodplain, and a planned stormwater basin near the northwest corner of the parcel. Lot C7 is centrally-located, and intended for open space purposes.

The site is served by City Sewer with an existing city sewer line located onsite near the northwest corner of the property. The subject property is located within the Boone Electric Cooperative service area and will remain as such after annexation. Water service is provided by the City via a 6 inch main located along the entirety of the parcel's Gibbs Road & Barberry Avenue frontage. There are no known capacity issues associated with the utility services to be provided to the site.

Gibbs Road and Barberry Avenue are depicted within appropriate rights-of-way, with Gibbs extending from the property’s southwest corner through the subject tract to its eastern boundary where a temporary turnaround is shown in accordance with Appendix A.7. The extension of Gibbs Road will serve as the primary means of vehicular access to development. An additional connection south to Barberry Avenue is provided as well. Notation has been provided on the plat that residential driveway access to Gibbs Road and Barberry Avenue is restricted given the roadways are classified as collectors (major and neighborhood), respectively.

Gibbs Road is a significant planned connection from I-70 Drive Northwest to Route E (North Stadium Boulevard). The significance of this roadway corridor may be further enhanced by potential interchange improvements at Sorrel’s Overpass for which an “access justification report” has been completed. The possible interchange improvements would realign Strawn Road such that it would provide direct access to a future Scott Boulevard extension and permit traffic movement from Scott Boulevard to Route E. Extension Gibbs Road to the north and south of the subject development are anticipated to be triggered by development on the adjoining tracts. At this time, the alignment between I-70 Drive NW to Route E is conceptual and not within the City’s Capital Improvement Plan (CIP).

The proposed preliminary plat has been reviewed by staff and external agencies and has been found to be in compliance with the provisions of the UDC.

RECOMMENDATION

Approve the, “Amberton Place,” preliminary plat pursuant minor technical corrections. The plat will not be presented to Council for approval unless the pending annexation and permanent zoning requests are approved.

ATTACHMENTS

- Locator Maps
- Zoning Graphic
- Preliminary Plat

SITE CHARACTERISTICS

Area (acres)	60.26 acres
Topography	Generally sloping NW, steep slopes in northern 1/3 of parcel
Vegetation/Landscaping	Wooded on NW 2/3, pasture to SE
Watershed/Drainage	Perche Creek
Existing structures	Home/garage at extreme SE corner of parcel

HISTORY

Annexation date	NA
Zoning District	Boone County R-S (Single-Family), proposed R-1, R-2, and R-MF
Land Use Plan designation	Neighborhood District
Previous Subdivision/Legal Lot Status	Survey tracts, platting required prior to issuance of construction permits

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	City of Columbia
Fire Protection	Boone County Fire Protection District. Upon annexation shared with City of Columbia as primary provider.
Electric	Boone Electric

ACCESS

Gibbs Road	
Location	Southwest of parcel
Major Roadway Plan	Major Collector
CIP projects	None
Sidewalk	None installed. Would require installation as part of site development

Barberry Avenue	
Location	Southeast corner of parcel
Major Roadway Plan	Neighborhood Collector
CIP projects	None
Sidewalk	None installed. Would require installation as part of site development

PARKS & RECREATION

Neighborhood Parks	Barberry Property (unimproved) less than ½ east
Trails Plan	N/A
Bicycle/Pedestrian Plan	Gibbs Road extension (on-street)

Report prepared by Rusty Palmer

Approved by Patrick Zenner