

# City of Columbia

701 East Broadway, Columbia, Missouri 65201



**Agenda Item Number:** R 215-14

**Department Source:** Community Development - Planning

**To:** City Council

**From:** City Manager & Staff

**Council Meeting Date:** November 17, 2014

**Re:** Barcus Ridge - preliminary plat (Case #14-194)

## Documents Included With This Agenda Item

Council memo, Resolution/Ordinance

**Supporting documentation includes:** Summary of Board/Commission Reports (including locator/utility maps, reduced copy of preliminary plat) and Excerpts from Minutes

## Executive Summary

If approved, authorization to record a final plat will be given to create a new 51-lot single-family residential development south of Route K to be known as "Barcus Ridge".

## Discussion

Susan and John Williamson, Jr. are seeking approval of a 51-lot preliminary plat on R-1 (One-family Dwelling) zoned land, to be known as "Barcus Ridge". The development is located south of Route K west of Lake Arrowhead Drive and north of Old Plank Road. The development will extend the existing stub of Timber Run Drive, located in the Boone's Pointe subdivision to the west, through the development to Route K. The street extension will serve as the primary access for the majority of the proposed lots.

The proposed plat includes the dedication of additional half-width rights of way along both Route K and Old Plank Road. A plat note restricting access to Route K has been added to the plat stating no individual lot access to Route K is permitted. The four large lots not located on internal streets will have access on Old Plank Road.

The plat meets all Subdivision Regulation standards and was supported for approval by internal and external review staff. The Planning and Zoning Commission reviewed this request at its November 6, 2014, meeting and recommended unanimously (7-0) to approved the plat. There was no Commission or public discussion regarding the plat or its contents.

A copy of the staff report including locator/utility maps and a reduced copy of the plat as well as meeting excerpts are attached.

## Fiscal Impact

Short-Term Impact: None anticipated within the next 2 fiscal years. The subject site is adjacent to

# City of Columbia

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City sanitary sewer and is serviced by Public Water Service District #1 for water and Boone Electric for electric service. All utility installations will be at the expense of the developer.

Long-Term Impact: Long-term fiscal impacts will be incurred with maintenance of public streets and sanitary lines as well as trash collection and public safety services. These costs will be off-set by user fees and increased property taxes.

## Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Development

Strategic Plan Impact: Not Applicable

Comprehensive Plan Impact: Land Use & Growth Management, Mobility, Connectivity, and Accessibility

## Suggested Council Action

Approval of the 51-lot preliminary plat as recommended by the Planning and Zoning Commission.

## Legislative History

Annexation & rezoning to R-1 - October 2004 (Ord. 18256)

  
\_\_\_\_\_  
Department Approved

  
\_\_\_\_\_  
City Manager Approved

Introduced by \_\_\_\_\_ Council Bill No. R 215-14

### **A RESOLUTION**

approving the Preliminary Plat of Barcus Ridge located on the southwest corner of State Route K and Old Plank Road.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council hereby approves the Preliminary Plat of Barcus Ridge, as certified and signed by the surveyor on October 29, 2014, a subdivision located on the southwest corner of State Route K and Old Plank Road, containing approximately 46.01 acres, and hereby confers upon the subdivider the following rights for a period of seven years from the date of this approval:

- A. The terms and conditions under which the Preliminary Plat was given will not be changed.
- B. The subdivider may submit on or before the expiration date the whole or any part of the subdivision for final approval.
- C. The time for filing the final plat may be extended by the Council for a specified period on such terms and conditions as the Council may approve.

SECTION 2. Prior to approval of the Final Plat of this Subdivision, the subdivider shall have completed the improvements required by the Subdivision Regulations, or in lieu of completion of the work and installations referred to, present security to the City Council with surety and conditions satisfactory and acceptable to the City Council, providing for and securing the actual construction and installation of the improvements and utilities; or put the City Council in an assured position to do the work, obligating the developer to install the improvements indicated on the plat, provided that no occupancy permit will be issued to any person for occupancy of any structure on any street that is not completed in front of the property involved, or the utilities have not been installed to the satisfaction of the City.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor and Presiding Officer

APPROVED AS TO FORM:

\_\_\_\_\_  
City Counselor



## SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Summary of Board/Commission Reports (including locator/utility maps, reduced copy of preliminary plat) and Excerpts from Minutes

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
November 6, 2014**

**SUMMARY**

A request by Crockett Engineering (agent) on behalf of Susan and John, Jr. Williamson (owners) for approval of a 51-lot preliminary plat on R-1 (One-family Dwelling) zoned land, to be known as "Barcus Ridge". The approximate 46-acre subject site is located between Route K and Old Plank Road immediately south of Arrowhead Lake Drive. **(Case #14-194).**

**DISCUSSION**

The applicant is requesting approval of a preliminary plat for a single-family residential subdivision that includes 47 building lots and four common lots. The proposed development extends the existing stub of Timber Run Drive, located in the Boone's Pointe subdivision to the west, through the development to Route K. The street extension will serve as the primary access for the majority of the proposed development's lots. Four proposed building lots will receive access from Old Plank Road once they are developed.

The plat includes dedication of additional half-width rights of way along both Route K and Old Plank Road. Additionally, a notation has been added to the plat that restricts lot access to Route K except at the proposed intersection of Timber Run Drive. Furthermore, an additional plat note has been included addressing the installation of sidewalks along Old Plank Road to ensure that the entire sidewalk along that frontage is installed in a timely manner. The note stipulates that once the first residential lot fronting the roadway has been platted the full sidewalk improvement on Old Plank Road would need to be complete within three years.

Both internal and external departments/agencies have reviewed the proposed plat and find that it complies with the Subdivision Regulations; therefore, recommend approval of it.

**STAFF RECOMMENDATION**

Approval of the proposed 51-lot preliminary plat

**SUPPORTING DOCUMENTS**

- Aerial and topographic maps
- Preliminary plat

## SITE HISTORY

<b>Annexation date</b>	2004
<b>Zoning District</b>	R-1
<b>Land Use Plan designation</b>	Residential District
<b>Previous Subdivision/Legal Lot Status</b>	Land in limits. Will need to be platted prior to building permitting.

## SITE CHARACTERISTICS

<b>Area (acres)</b>	+/- 46 acres
<b>Topography</b>	Sloping from southwest to northeast
<b>Vegetation/Landscaping</b>	Tree covered with stream in southwest portion of site.
<b>Watershed/Drainage</b>	Little Bonne Femme Creek
<b>Existing structures</b>	Vacant

## UTILITIES & SERVICES

<b>Sanitary Sewer</b>	City of Columbia
<b>Water</b>	PWSD #1
<b>Fire Protection</b>	City of Columbia
<b>Electric</b>	Boone Electric

## ACCESS

<b>Route K</b>	
<b>Location</b>	North side of site
<b>Major Roadway Plan</b>	Minor Arterial (unimproved & State-maintained). 84-foot ROW required – additional 17 feet ½ width required. Sidewalk installation required with development.
<b>CIP projects</b>	None

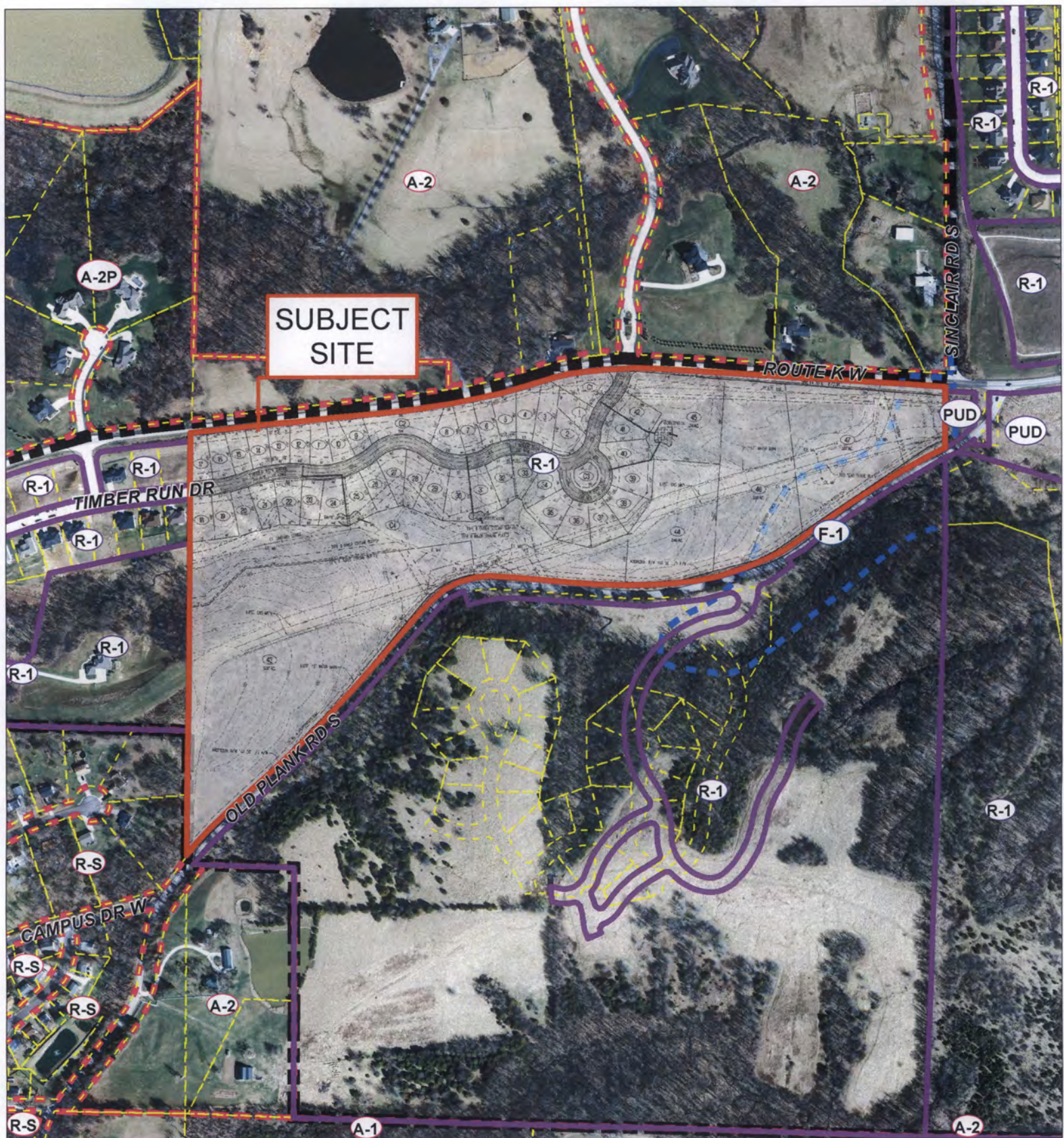
<b>Old Plank Road</b>	
<b>Location</b>	South side of site
<b>Major Roadway Plan</b>	Major Collector (unimproved & County-maintained). 66-foot ROW required – minimum 33-foot ½ width required to be dedicated. Sidewalk installation required with development.
<b>CIP projects</b>	None

## PARKS & RECREATION

<b>Neighborhood Parks</b>	Within the Cascades Park service area.
<b>Trails Plan</b>	Proposed location of tertiary Little Bonne Femme Trail through southeast corner of property.
<b>Bicycle/Pedestrian Plan</b>	No facilities in the area.

Report prepared/approved by Patrick Zenner





## 14-194: Barcus Ridge Preliminary Plat



City of Columbia Zoning



Boone County Zoning



Columbia City Limit



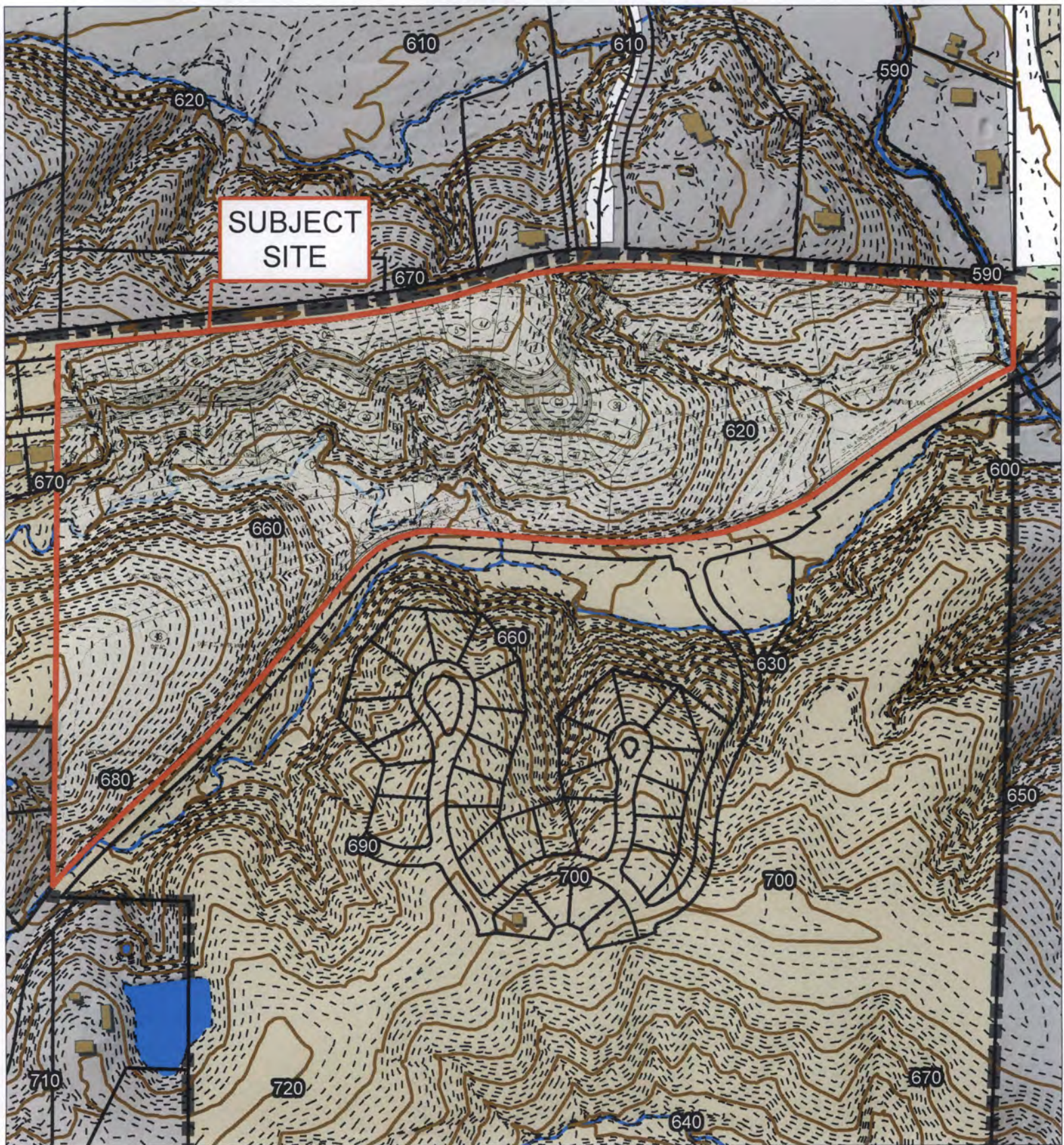
100-Year Flood Plain



Parcels







## 14-194: Barcus Ridge Preliminary Plat



— 10 Foot Contour Lines

- - - 2 Foot Contour Lines

— Stream

▭ Parcels

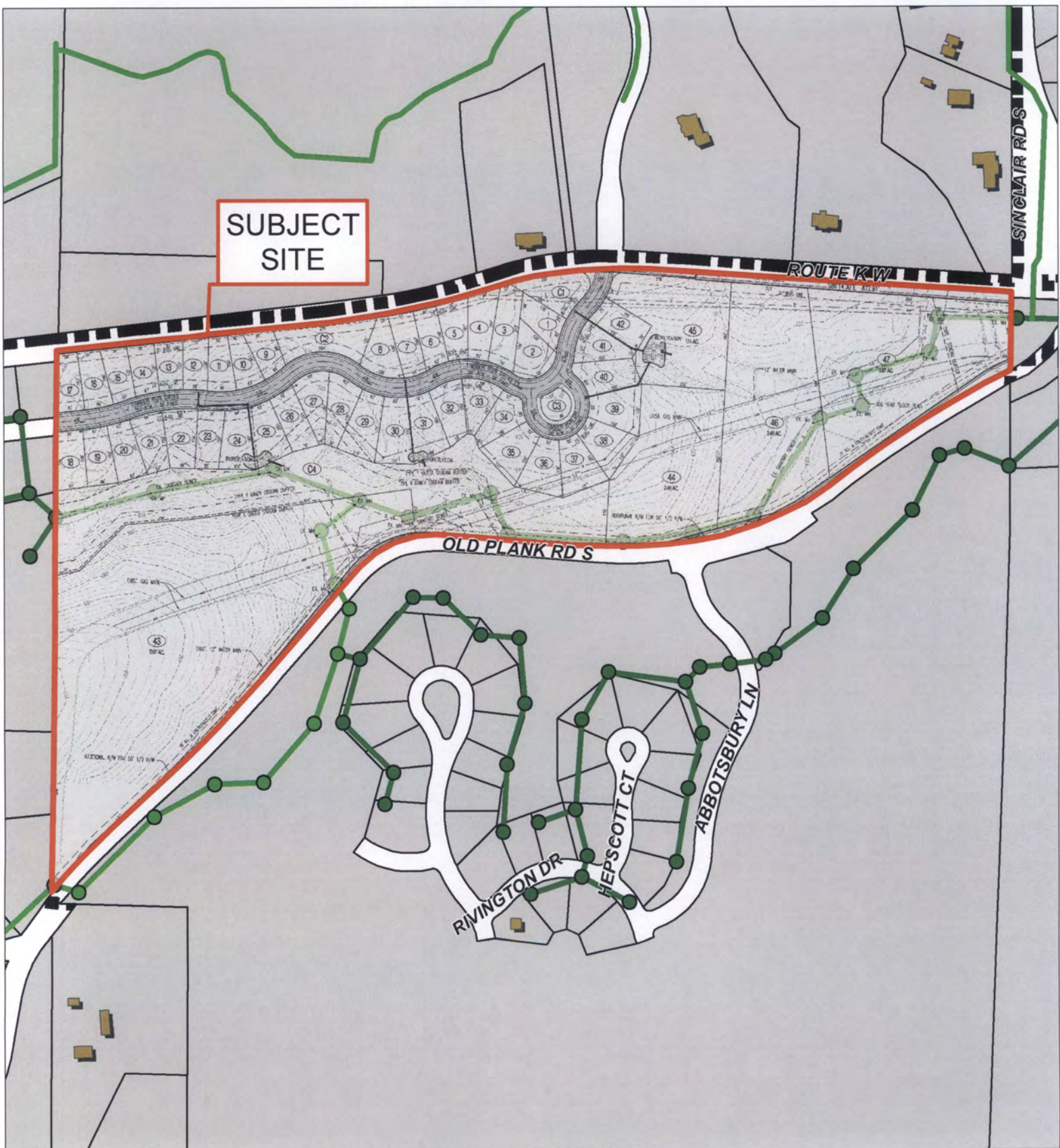
■ Building Footprint

■ Bodies of Water

■ Columbia City Limit







## 14-194: Barcus Ridge Preliminary Plat



● BCRSD

— BCRSD

● City Sanitary Structure

— City Sanitary Line



Parcels

Columbia City Limit



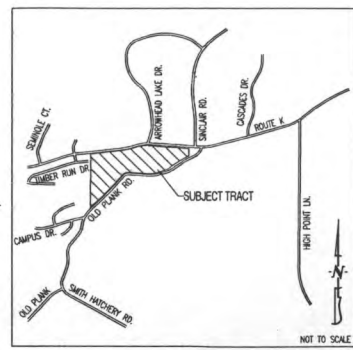
Building Footprint



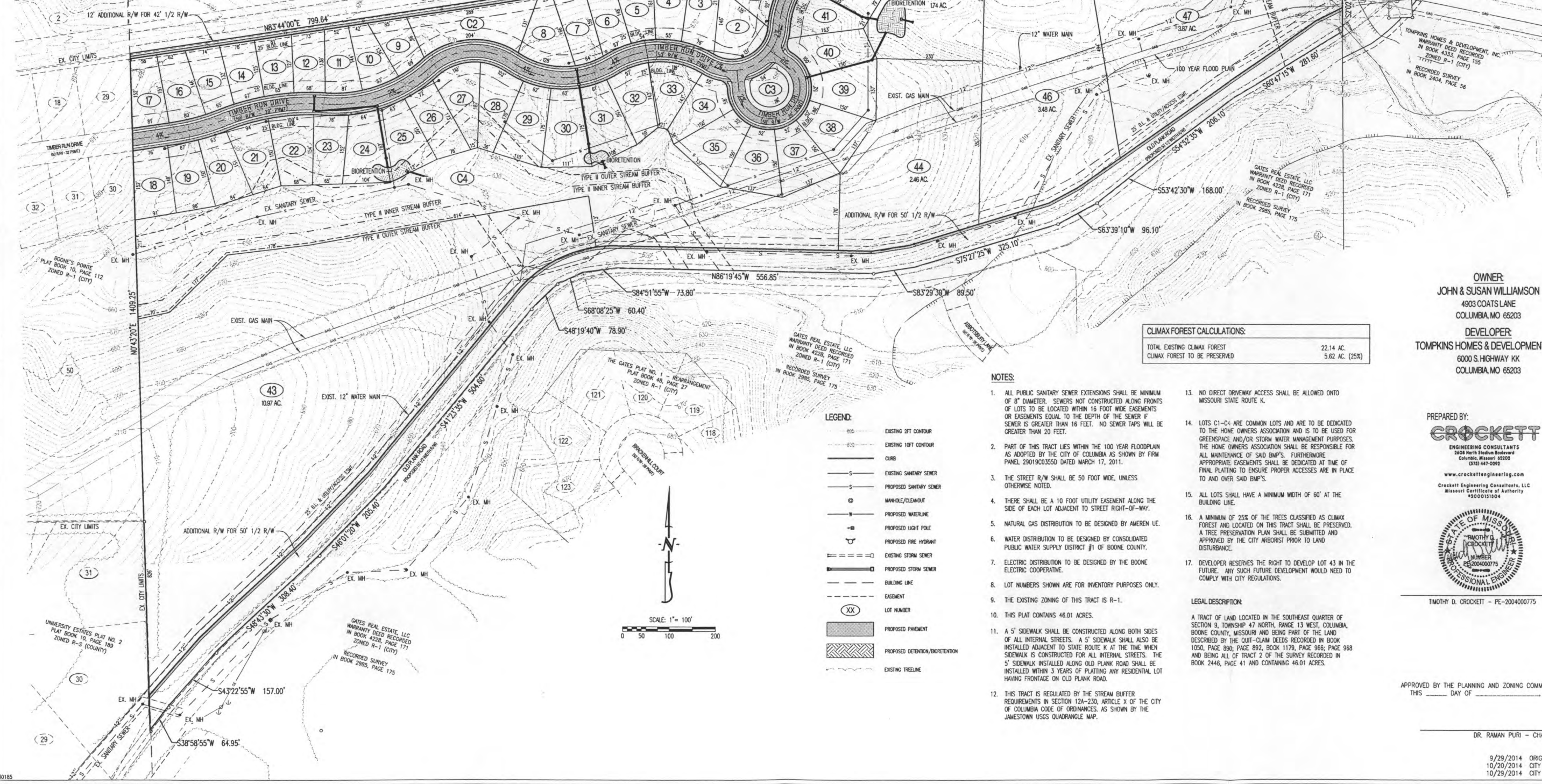


PRELIMINARY PLAT  
FOR  
BARCUS RIDGE

A TRACT LOCATED IN SECTION 9, TOWNSHIP 47 NORTH, RANGE 13 WEST,  
COLUMBIA BOONE COUNTY, MISSOURI  
CITY PROJECT #14-194



LOCATION MAP  
NOT TO SCALE



CLIMAX FOREST CALCULATIONS:	
TOTAL EXISTING CLIMAX FOREST	22.14 AC.
CLIMAX FOREST TO BE PRESERVED	5.62 AC. (25%)

- NOTES:
- ALL PUBLIC SANITARY SEWER EXTENSIONS SHALL BE MINIMUM OF 8" DIAMETER. SEWERS NOT CONSTRUCTED ALONG FRONTS OF LOTS TO BE LOCATED WITHIN 16 FOOT WIDE EASEMENTS OR EASEMENTS EQUAL TO THE DEPTH OF THE SEWER IF SEWER IS GREATER THAN 16 FEET. NO SEWER TAPS WILL BE GREATER THAN 20 FEET.
  - PART OF THIS TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN AS ADOPTED BY THE CITY OF COLUMBIA AS SHOWN BY FIRM PANEL 29019003550 DATED MARCH 17, 2011.
  - THE STREET R/W SHALL BE 50 FOOT WIDE, UNLESS OTHERWISE NOTED.
  - THERE SHALL BE A 10 FOOT UTILITY EASEMENT ALONG THE SIDE OF EACH LOT ADJACENT TO STREET RIGHT-OF-WAY.
  - NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN UE.
  - WATER DISTRIBUTION TO BE DESIGNED BY CONSOLIDATED PUBLIC WATER SUPPLY DISTRICT #1 OF BOONE COUNTY.
  - ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE BOONE ELECTRIC COOPERATIVE.
  - LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
  - THE EXISTING ZONING OF THIS TRACT IS R-1.
  - THIS PLAT CONTAINS 46.01 ACRES.
  - A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG BOTH SIDES OF ALL INTERNAL STREETS. A 5' SIDEWALK SHALL ALSO BE INSTALLED ADJACENT TO STATE ROUTE K AT THE TIME WHEN SIDEWALK IS CONSTRUCTED FOR ALL INTERNAL STREETS. THE 5' SIDEWALK INSTALLED ALONG OLD PLANK ROAD SHALL BE INSTALLED WITHIN 3 YEARS OF PLATING ANY RESIDENTIAL LOT HAVING FRONTAGE ON OLD PLANK ROAD.
  - THIS TRACT IS REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES, AS SHOWN BY THE JAMESTOWN USGS QUADRANGLE MAP.
  - NO DIRECT DRIVEWAY ACCESS SHALL BE ALLOWED ONTO MISSOURI STATE ROUTE K.
  - LOTS C1-C4 ARE COMMON LOTS AND ARE TO BE DEDICATED TO THE HOME OWNERS ASSOCIATION AND IS TO BE USED FOR GREENSPACE AND/OR STORM WATER MANAGEMENT PURPOSES. THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF SAID BMP'S. FURTHERMORE, APPROPRIATE EASEMENTS SHALL BE DEDICATED AT TIME OF FINAL PLATTING TO ENSURE PROPER ACCESS ARE IN PLACE TO AND OVER SAID BMP'S.
  - ALL LOTS SHALL HAVE A MINIMUM WIDTH OF 60' AT THE BUILDING LINE.
  - A MINIMUM OF 25% OF THE TREES CLASSIFIED AS CLIMAX FOREST AND LOCATED ON THIS TRACT SHALL BE PRESERVED. A TREE PRESERVATION PLAN SHALL BE SUBMITTED AND APPROVED BY THE CITY ARBORIST PRIOR TO LAND DISTURBANCE.
  - DEVELOPER RESERVES THE RIGHT TO DEVELOP LOT 43 IN THE FUTURE. ANY SUCH FUTURE DEVELOPMENT WOULD NEED TO COMPLY WITH CITY REGULATIONS.
- LEGAL DESCRIPTION:
- A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 47 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND DESCRIBED BY THE QUIT-CLAIM DEEDS RECORDED IN BOOK 1050, PAGE 890; PAGE 892, BOOK 1179, PAGE 966; PAGE 968 AND BEING ALL OF TRACT 2 OF THE SURVEY RECORDED IN BOOK 2446, PAGE 41 AND CONTAINING 46.01 ACRES.

OWNER:  
JOHN & SUSAN WILLIAMSON  
4903 COATS LANE  
COLUMBIA, MO 65203

DEVELOPER:  
TOMPKINS HOMES & DEVELOPMENT INC.  
6000 S. HIGHWAY KK  
COLUMBIA, MO 65203

PREPARED BY:  
**CROCKETT**  
ENGINEERING CONSULTANTS  
2608 North Stadium Boulevard  
Columbia, Missouri 65202  
(573) 447-0292  
www.crockettengineering.com  
Crockett Engineering Consultants, LLC  
Missouri Certificate of Authority  
#2000131504



TIMOTHY D. CROCKETT - PE-2004000775

APPROVED BY THE PLANNING AND ZONING COMMISSION  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

DR. RAMAN PURI - CHAIRMAN

9/29/2014 ORIGINAL  
10/20/2014 CITY COMMENTS  
10/29/2014 CITY COMMENTS



**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**NOVEMBER 6, 2014**

**V) SUBDIVISION**

**Case No. 14-194**

**A request by Crockett Engineering (agent) on behalf of Susan and John, Jr. Williamson (owners) for approval of a 51-lot preliminary plat on R-1 (One-family Dwelling) zoned land, to be known as “Barcus Ridge”. The approximate 46-acre subject site is located between Route K and Old Plank Road immediately south of Arrowhead Lake Drive.**

DR. PURI: May we have the staff report, please.

Staff report was given by Mr. Pat Zenner of the Planning and Development Department.

Staff recommends approval.

DR. PURI: Commissioners, any questions for Mr. Zenner? Do we have a motion? A subdivision item does not require public hearing input, unless you want input.

MR. TILLOTSON: Motion to approve Case 14-194.

MR. STANTON: Second.

DR. PURI: Mr. Stanton, second; Mr. Tillotson, first. May we have roll call, please.

**Roll Call Vote (Voting “yes” is to recommend approval.) Voting Yes: Dr. Puri, Mr. Reichlin, Mr. Stanton, Mr. Strodtman, Mr. Tillotson, Ms. Russell, Ms. Burns. Motion carries 7-0.**

MR. STRODTMAN: The motion for approval will be forwarded to City Council.