

# City of Columbia

701 East Broadway, Columbia, Missouri 65201



**Agenda Item Number:** R 216-14

**Department Source:** Community Development - Planning

**To:** City Council

**From:** City Manager & Staff

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

**Re:** Kitty Hawk Manor - Preliminary Plat (case #14-169)

## Documents Included With This Agenda Item

Council memo, Resolution/Ordinance

**Supporting documentation includes:** Summary of Board/Commission Reports (includes maps, reduced copy of preliminary plat, and final plat of Bear Creek Subdivision), Excerpts from Minutes

## Executive Summary

Crockett Engineering Consultants, LLC. (agent) on behalf of Burnam Companies (owner) requests approval of a 88-lot preliminary plat on R-1 (One-Family Dwelling District) and R-3 (Medium Density Multiple-Family Dwelling District) zoned land to be known as "Kitty Hawk Manor". The 46.41-acre subject site is generally located west of Parker Street, north and west of the western terminus of Kitty Hawk Drive. Passing the ordinance will approve the preliminary plat.

## Discussion

The applicant is requesting approval of a preliminary plat for a residential subdivision that will include property zoned for both single-family dwellings and multi-family dwellings. The proposed plat includes the extension and dedication of rights of way, including Gypsy Moth and Kitty Hawk Drives west of their current terminus as well as extensions of Stinson Avenue to the north and south of its current terminus affording connectivity to existing platted right of way.

During review of the preliminary plat, staff requested right of way for a future roadway extension to accommodate the future connection of Big Bear Boulevard (located west of the subject property) to Parker Street via Stearman Street. Such connection will support future transportation needs within the surrounding area as well as provide improved future access to the planned interchange at I-70 and Parker Street.

The collector corridor would involve the extension of Stearman Street to the west, traversing the southwest corner of the property, crossing Bear Creek, and connecting to Big Bear Boulevard. It should be noted that the extension of Big Bear Boulevard to Parker Road is not yet included on the CATSO Major Roadway Plan and it is not listed as a future project in the Columbia Capital Improvement Program.

At its meeting on October 23, 2014, the Planning and Zoning Commission voted unanimously (7-0) to recommend approval of the preliminary plat, with the condition that the plat is in full technical compliance prior to being forwarded to City Council. A representative for the applicant, Tim Crockett,

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Crockett Engineering Consultants, was present and gave an overview of the request. Commissioners inquired about the requirement for a second access point to ensure adequate access for emergency services, and the maximum number of lots that can be platted with one access point. The preliminary plat provides three street connections to Parker. No one from the public spoke during the public hearing.

Staff notes that since the Planning and Zoning Commission reviewed the plat and offered their recommendation, the plat has been revised to include the graphic of the Big Bear extension alignment only on the subject property. This revision included the removal of the roadway alignment across Bear Creek Park, which is owned by the City. It was determined that it was not necessary for the applicant to include the roadway alignment outside of the subject property.

A copy of the Planning and Zoning Commission staff report (including maps, reduced copy of the preliminary plat, and final plat of Bear Creek Subdivision) and meeting excerpts are attached. Staff has completed the final technical review and finds that the plat is in full compliance with the subdivision regulations.

## Fiscal Impact

**Short-Term Impact:** Limited short term impact at this time. Once residential development begins, the City of Columbia will receive additional tax and fee revenues for maintenance of infrastructure and services provided.

**Long-Term Impact:** Anticipated long-term costs include public infrastructure maintenance (e.g roads and sewer) and demands for services (e.g. public safety).

## Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Development

Strategic Plan Impact: Growth Management

Comprehensive Plan Impact: Not Applicable

## Suggested Council Action

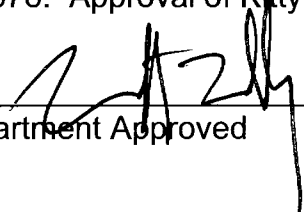
Approval of the preliminary plat for "Kitty Hawk Manor".

## Legislative History

6/15/92: Approval of Kitty Hawk Manor Plat No. 4

7/13/1978: Approval of Kitty Hawk Manor Plat No. 2

6/5/1978: Approval of Kitty Hawk Manor Plat No. 1

  
Department Approved

  
City Manager Approved

Introduced by \_\_\_\_\_ Council Bill No. R 216-14

### **A RESOLUTION**

approving the Preliminary Plat of Kitty Hawk Manor located on the west side of Parker Street, north and west of the western terminus of Kitty Hawk Drive.

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 Kitty Hawk Manor, as signed and sealed by the engineer on November 4, 2014, a subdivision located on the west side of Parker Street, north and west of the western terminus of Kitty Hawk Drive, containing approximately 46.41 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.

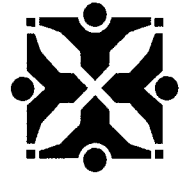
ATTEST:

\_\_\_\_\_  
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 (includes maps, reduced copy of preliminary plat, and final plat of Bear Creek Subdivision), Excerpts from Minutes

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
October 23, 2014**

**SUMMARY**

A request by Crockett Engineering Consultants, LLC. (agent) on behalf of Burnam Companies (owner) for approval of a 90-lot preliminary plat on R-1 (One-Family Dwelling District) and R-3 (Medium Density Multiple-Family Dwelling District) zoned land to be known as "Kitty Hawk Manor". The 44.15-acre subject site is generally located west of Parker Street, north and west of the western terminus of Kitty Hawk Drive. (**Case #14-169**)

**DISCUSSION**

The applicant is requesting approval of a preliminary plat for a residential subdivision that will include property zoned for both single-family dwellings and multi-family dwellings. Portions of the subject property have previously been platted, while the majority of the property has not been legally subdivided. Generally, all property west of Lots 81 and 82 have not been previously platted, with all property east of and including Lots 81 and 82 having been platted at some point in the past.

Lots 1-80 are zoned R-1 and are proposed for single-family detached dwellings. Lots 81-84 are currently zoned R-3 and may be developed with multi-family dwellings. All of the lots along Gypsy Moth Drive east of Lot 64 were previously platted as single-family lots with "Kitty Hawk Manor Plat No. 2" (1978), along with the corresponding right of way for Gypsy Moth and Kitty Hawk Drives. The proposed plat changes the arrangement of the lots, generally decreasing the lot size.

Additional north/south roadways were previously dedicated with Plat 2 as well, but were vacated in favor of the current right of way alignment for Stinson Avenue that was dedicated along with "Kitty Hawk Manor Plat No. 4" (1992). The proposed plat includes the extension and dedication of rights of way for Gypsy Moth and Kitty Hawk Drives west of their current terminus as well as extensions of Stinson Avenue to the north and south of its current terminus affording connectivity to existing platted right of way.

Restrictions within the subdivision regulations limit the number of dwelling units (or acreage in the case of R-3 property) per access to a public right of way. Given the amount of property currently zoned R-3 on Kitty Hawk, and the fact that it has only one access point to Parker Street, no additional lots may be final platted prior to the construction of a second access point that will connect to Parker Avenue. The construction of Gypsy Moth Drive, and its connection to Kitty Hawk Drive via Stinson, would serve as a second access point to the development, thereby allowing further platting.

During review of the preliminary plat, staff concluded that a roadway extension was necessary to accommodate the future connection of Big Bear Boulevard (located west of the subject property) to Parker Street. Such connection was seen as critical to support future transportation needs within the surrounding area as well as to support a proposed interchange at I-70 and Parker Street. The proposed connection, regardless of the planned interchange, provides better connectivity for the subject property and would provide a point of access directly to Highway 763. Currently, all traffic originating within the planned subdivision is directed to Parker Street, which continues either north to Blue Ridge Road or south to Vandiver Drive.

In collaboration with staff, the applicant has provided the requested future right of way corridor for the extension of Big Bear Boulevard. The corridor would involve the extension of Stearmen Street to the west, traversing the southwest corner of the property, crossing Bear Creek, and connecting to Big Bear Boulevard. As per general policy, the City will be responsible for the construction of bridges/major drainage structures. Such a structure will be required since the proposed roadway alignment will cross Bear Creek.

It should be noted that the provision of this additional right of way fulfills a design objective made in 1966 when the plat for Bear Creek Subdivision (see attachment) was approved. As part of this plat, the eastern terminus of Big Bear Boulevard was platted with a stub/cul-de-sac and a note was shown on the plat that stated Big Bear Boulevard was intended to be extended eastward in the future.

At the time of preparing this report, a final technical review of the revised plat had not been completed due to the addition of the right of way corridor for the Big Bear Boulevard extension. With the exception of this technical review, all other internal and external agencies have reviewed the plat and found it to comply with the Subdivision Regulations. Staff will update Commissioners at it October 23 meeting if additional revisions are necessary.

### **STAFF RECOMMENDATION**

Approval subject to any minor technical issues being addressed prior to forwarding the plat to City Council.

### **SUPPORTING DOCUMENTS**

#### **Attachments**

- Aerial and topographic maps
- Preliminary plat
- Bear Creek Subdivision (*previously approved*)

### **HISTORY**

<b>Annexation date</b>	1964
<b>Zoning District</b>	R-1 (One-family Dwelling District); R-3 (Medium Density Multiple-family Dwelling District)
<b>Land Use Plan designation</b>	Neighborhood District, Open Space
<b>Previous Subdivision/Legal Lot Status</b>	Portions of Kitty Hawk Manor Plat No. 2, Kitty Hawk Manor Plat No. 4, and previously unplatted property

### **SITE CHARACTERISTICS**

<b>Area (acres)</b>	46.36 acres
<b>Topography</b>	Slopes generally toward streams along southern and western border of property, with steeper slopes closer to stream
<b>Vegetation/Landscaping</b>	Wooded over a majority of the property
<b>Watershed/Drainage</b>	Bear Creek
<b>Existing structures</b>	None

## **UTILITIES & SERVICES**

<b>Sanitary Sewer</b>	All City services are available to the site. A water main extension will be required, with installation paid by applicant.
<b>Water</b>	
<b>Fire Protection</b>	
<b>Electric</b>	

## **ACCESS**

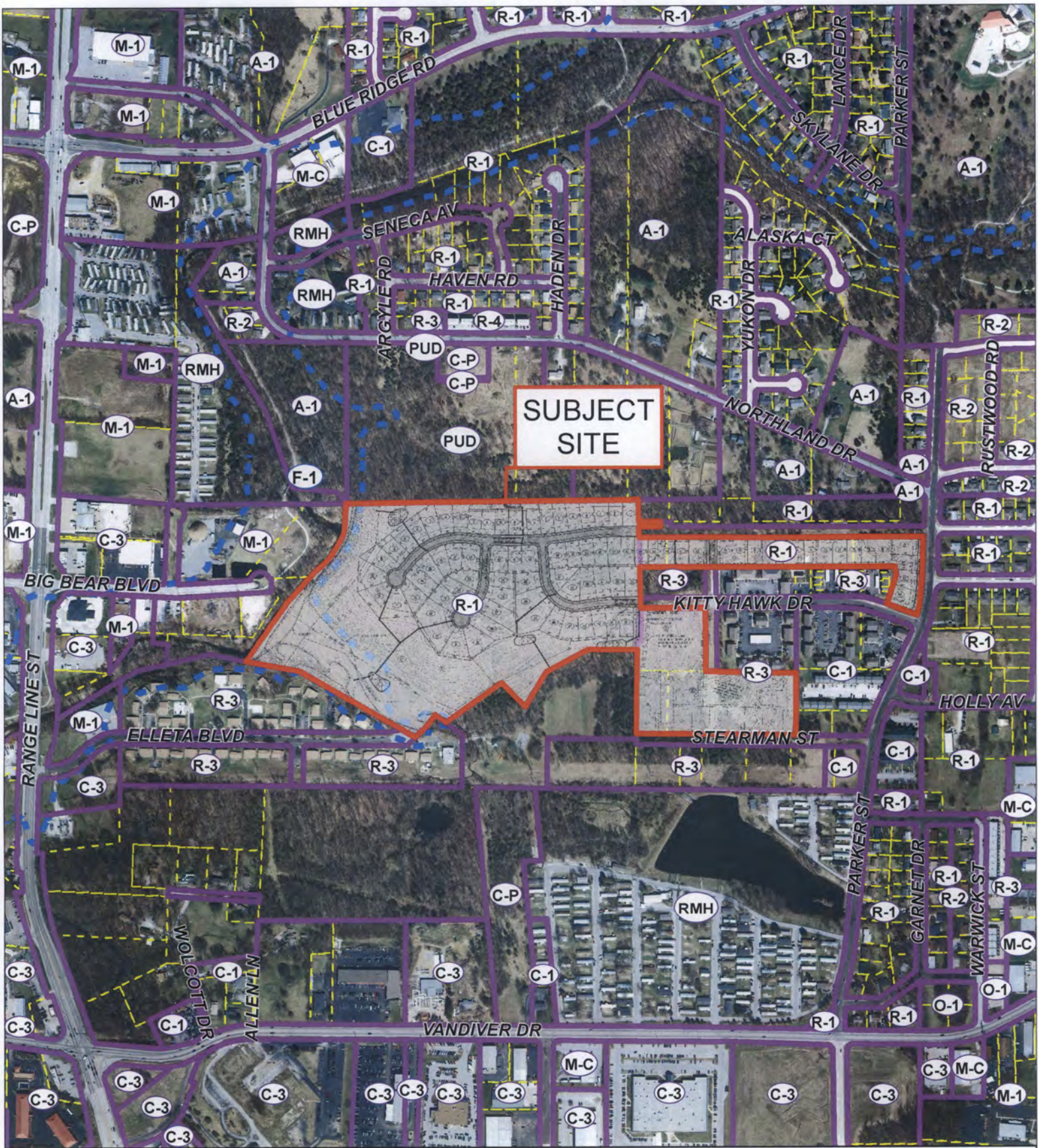
<b>Parker Avenue</b>	
<b>Location</b>	East side of site
<b>Major Roadway Plan</b>	Neighborhood Collector (improved & City-maintained), with required 66-foot ROW. No additional ROW required.
<b>CIP projects</b>	None

## **PARKS & RECREATION**

<b>Neighborhood Parks</b>	Bear Creek Park adjacent to site. Access easement provided from Kitty Hawk Drive.
<b>Trails Plan</b>	Bear Creek Trail adjacent on the west of the site.
<b>Bicycle/Pedestrian Plan</b>	Parker recommended as complete street upon any reconstruction.

Report prepared by Clint Smith

Approved by Patrick Zenner



## 14-169: Kitty Hawk Manor Preliminary Plat



City of Columbia Zoning



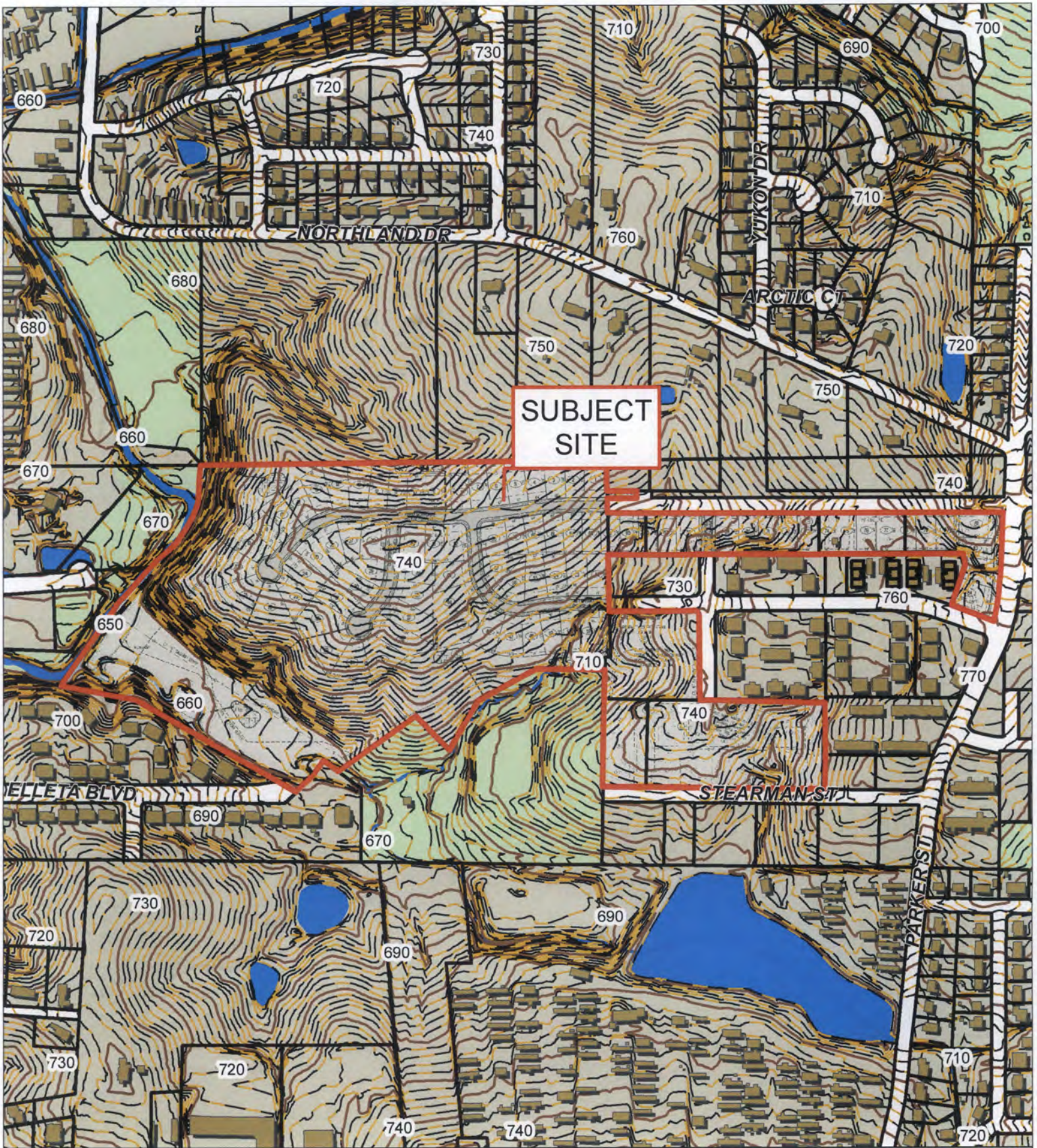
100-Year Flood Plain

Parcels



Columbia City Limit





# 14-169: Kitty Hawk Manor Preliminary Plat



- 10 Foot Contour Lines
- 2 Foot Contour Lines
- Parcels
- Building Footprint
- Stream
- Bodies of Water

Hillshade Data: Boone County GIS Office

Imagery: Boone County Assessor's Office, Sanborn Map Company

Parcel Data Source: Boone County Assessor

Created by The City of Columbia - Community Development Department

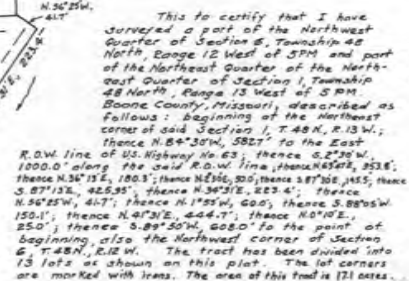
0 187.5 375 750

Feet



NUMBER 1  
OF PART OF  
NW 1/4, SECTION 6, T. 48N., R. 12W.  
AND PART OF  
NE 1/4 OF NE 1/4, SECTION 1, T. 48 N., R. 13 W.

Scale: 1" = 100'



The ELLETA CORPORATION owner of the above described tract has had the same surveyed and divided into lots and streets. The streets are dedicated to the public. Utility easements are dedicated to the public. The right to establish street grades is granted to the City of Columbia. Claims for damages by reason of changing the surface of the street to conform to said grades are hereby waived.

Perry Philips, President

GEORGE A. SPENCER, Secretary  
State of Missouri 35

Subscribed and sworn before me by GEORGE A SPENCER

My commission expires September 30, 1967

Weldon L. Lott  
Notary Public  
Bear Creek Subd.

This plat filed in the office of  
Recorder of Deeds, Boone County,  
Missouri at 2:25 P. M. this 18 day  
of May 1966 and recorded in  
Plat Book 8 at page 38

Betty Saunders  
BETTY SAUNDERS, Recorder

BETTY SANDERS, Recorder

BETTY SANDERS, Recorder

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**OCTOBER 23, 2014**

**V) SUBDIVISION**

**Case No. 14-169**

**A request by Crockett Engineering Consultants (agent) on behalf of Burnam Companies (owner) for approval of a 90-lot preliminary plat on R-1 (One-Family Dwelling District) and R-3 (Medium Density Multiple-Family Dwelling District) zoned land, to be known as “Kitty Hawk Manor”. The 44.15-acre subject site is generally located west of Parker Street, north and west of the western terminus of Kitty Hawk Drive. (This item was tabled at the October 9, 2014 meeting)**

Staff report was given by Mr. Clint Smith of the Planning and Development Department. Staff recommends approval, subject to minor technical corrections being completed.

MR. REICHLIN: Thank you. Are there any questions of the staff? Seeing none. Subdivision items aren't considered to be a public hearing, but we will take input with regard to any information that you would deem helpful.

MR. CROCKETT: Mr. Reichlin, Members of the Commission, Tim Crockett, Crockett Engineering Consultants, 2608 North Stadium. I appreciate Mr. Smith's staff report. I think he did a very good job. I think he said it best. A lot of this area, it is very messy. There are several preliminary plats, several final plats, and large portions of them never were constructed and existing right-of-ways that have no street. When we first started looking at this development, we looked at it and said, okay, how can we preserve the existing preliminary plats and how can we preserve the existing final plats and make something happen. We threw our hands up and said, no, that's not the way to do it. Let's just start over. We just have to ignore those old plats and we're going to vacate the old right-of-ways and we're going to create a system that works. We're going to come in here -- and I think Mr. Smith touched on it with regards to two points of access before we can have additional units. We completely understand that. We're completely going to comply with that regulation. Roads -- we had dead-end roads that went nowhere and right-of-ways that didn't connect to other right-of-ways. What we are proposing here is a system that works for that area. We are wanting to clean that up. And then, of course, add everything to the west. Mr. Smith also indicated that Staff hasn't completed a full review of the project, and that is basically due to the extension of Big Bear that he talked about briefly. I think the traffic engineers were a little late to the game on getting those comments on that, so we did what we could and Staff worked with us to get something submitted that we could get before you tonight. So they presented us with four different options. They gave us their preferred option and we looked at our plans and said, hey, it works. Their preferred alignment works with our plan, so let's make it happen. So that's where we are with that. Other than that, I think it is pretty straightforward. I'd be happy to answer any questions, but again, it is a messy area.

There are a lot of plats that don't really jibe with each other that we are trying to make work. So, with that, I'd be happy to answer any questions.

MR. REICHLIN: Any questions of this speaker?

MR. CROCKETT: Thank you.

MR. REICHLIN: Thank you, sir. Comments of Commissioners?

MR. STRODTMAN: I'll go. You know, I think it's a good use of infill. The existing infrastructure tying into Big Bear I think is critical for that area. It will be a nice tie-in. It gets pretty busy from what I can tell going into -- to Vandiver on that southern end over there, so I think this will be a nice addition and 80-plus lots would be a complement to the area. So I plan on supporting it.

MS. BURNS: I agree. I think -- I also appreciate that the applicant has addressed the ins and outs necessary that the City had requested and that Staff indicated needed to happen.

MR. REICHLIN: Anybody else? Mr. Stanton?

MR. STANTON: I concur with my colleagues. I plan to support it.

MR. REICHLIN: Do we have any further comments? I'll entertain a motion.

MS. LOE: I just wanted to follow up because my one question was about the fire department access --

MR. SMITH: Uh-huh.

MS. LOE: -- I guess fire access. So you had clarified that the Kitty Hawk needed to be completed through to Gypsy Moth in order for any of the lots to be completed or added at that point. So that's maximized out at this point?

MR. SMITH: Yeah. That's correct. The way the subdivision regs read is you are allowed a maximum of six acres of R-3 property. And currently on Kitty Hawk, they have an excess of six acres. So at this time they have constructed residences, so they wouldn't be allowed to build any additional residences on Kitty Hawk without having a second access point. They could construct a portion of Gypsy Moth to the north, and that would serve access for the handful here, but I -- and I could allow the applicant to speak, but I believe once they get to the point where the connection would be made, then that would be made before they would extend farther west to allow the additional one. And that was one comment the fire department had. They would have wanted the applicant to agree to install this connection once they plat to that roadway there.

MR. CROCKETT: That's correct. And actually, there is a note on the plat that pertains to that.

MS. LOE: All right. And just for my information since we have had this question come up before, I just wanted to make sure we were being consistent, the number of lots allowed -- so you've just thrown out the six acre --

MR. SMITH: Yes.

MS. LOE: -- but isn't there a number of lots allowed --

MR. SMITH: There is.

MS. LOE: -- on a single-access --

MR. SMITH: There is. It's 100 R-1 zoned properties. I believe -- I couldn't tell you about the R-2,

but R-3 is six acres and R-1 is 100 lots.

MS. LOE: So we're well below that?

MR. SMITH: We are currently.

MS. LOE: All right.

MR. SMITH: Yes. They could -- they only have 80 R-1s, so theoretically, they could have just one access for all the single-family lots in this subdivision, but the connection will be made, so that wouldn't be an issue regardless.

MS. LOE: Thank you.

MR. SMITH: Yes.

MS. LOE: So those -- those had been my only questions; otherwise, I agree, it does appear to regularize and clean up this parcel quite a bit.

MR. REICHLIN: Thank you, Ms. Loe. Does anybody care to make a motion? Mr. Stanton?

MR. STANTON: I move that we approve the preliminary plat for Case No. 14-196.

MR. REICHLIN: 169.

MR. STANTON: Oh, 169. I'm sorry.

MR. REICHLIN: Do we need to codify the request for it meeting all of the technical requirements in the motion?

MR. SMITH: I would request so. Yes.

MR. STANTON: Can I say per Staff's request?

MR. REICHLIN: Staff request?

MR. SMITH: That would be sufficient.

MR. REICHLIN: Okay.

MR. TILLOTSON: Second.

MR. REICHLIN: Mr. Tillotson, second. Roll call, please.

MR. STRODTMAN: Yes, sir.

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

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