

**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

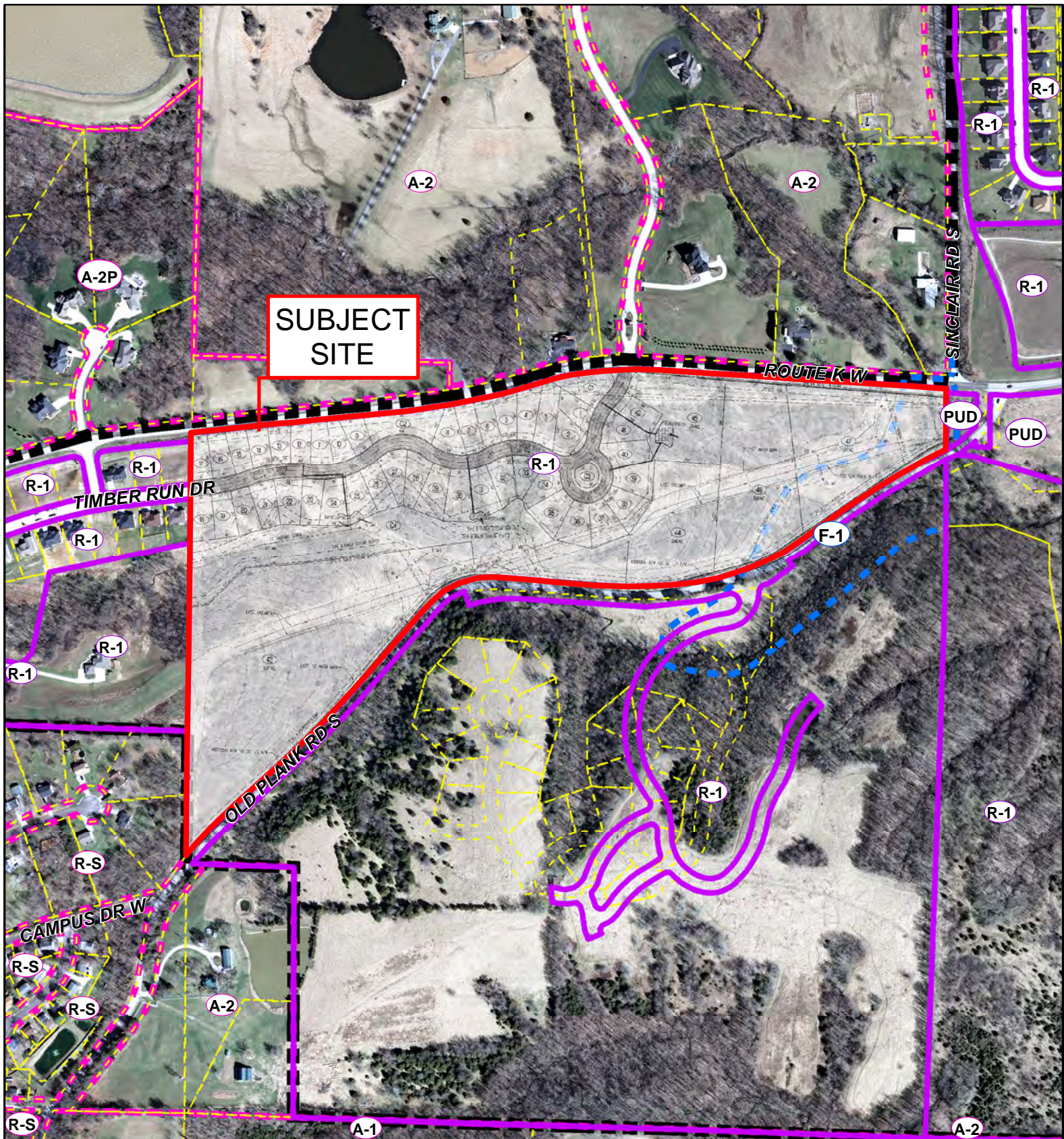
<b>Old Plank Road</b>	
<b>Location</b>	South side of site
<b>Major Roadway Plan</b>	Major Collector (unimproved & County-maintained). 66-foot ROW required – minimum 33-foot ½ width required to be dedicated. Sidewalk installation required with development.
<b>CIP projects</b>	None

## **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





**SUBJECT SITE**

# 14-194: Barcus Ridge Preliminary Plat



City of Columbia Zoning



Boone County Zoning



Columbia City Limit

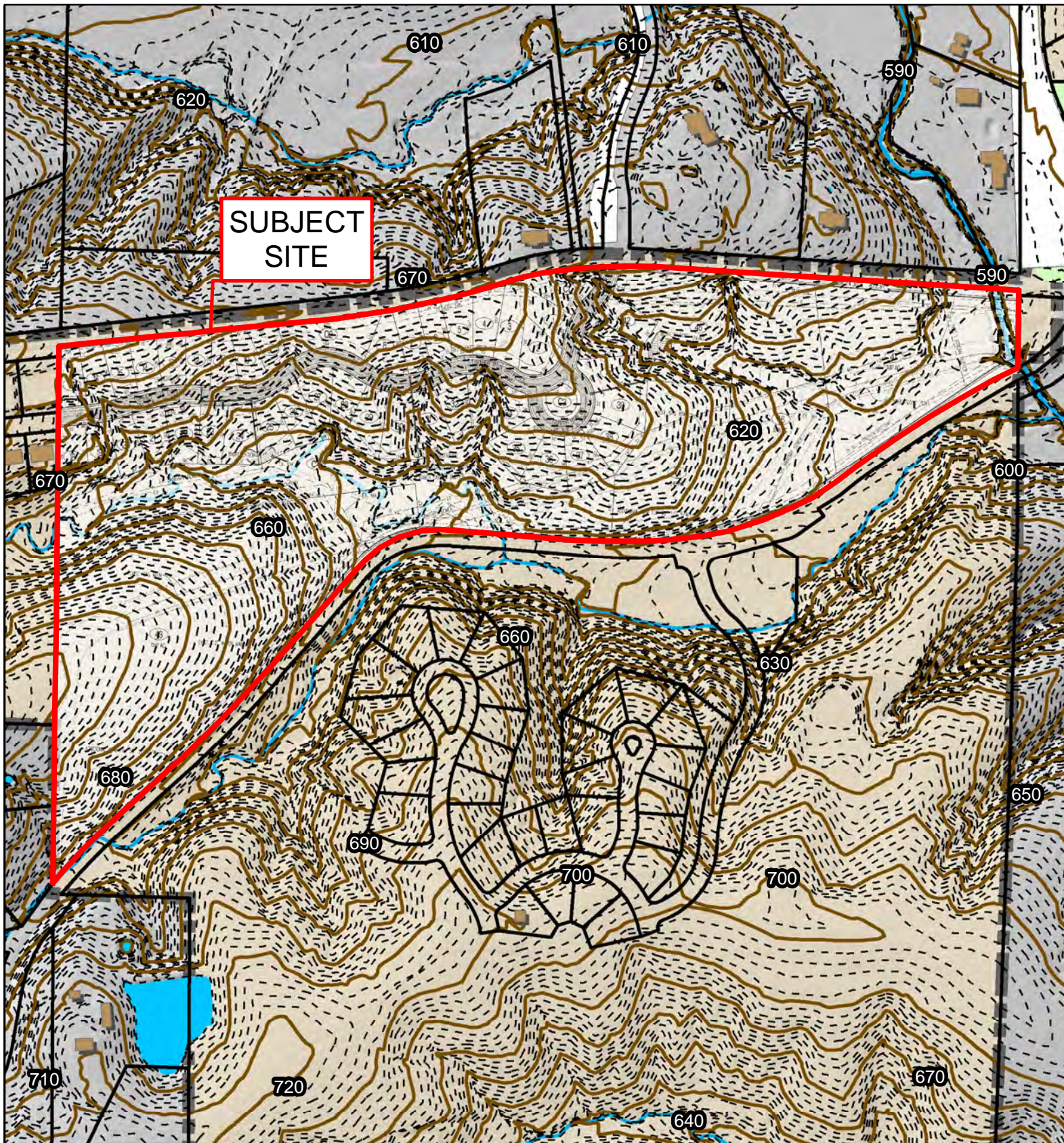


100-Year Flood Plain



Parcels





**SUBJECT  
SITE**

## 14-194: Barcus Ridge Preliminary Plat



— 10 Foot Contour Lines  
- - - 2 Foot Contour Lines  
— Stream



Parcels



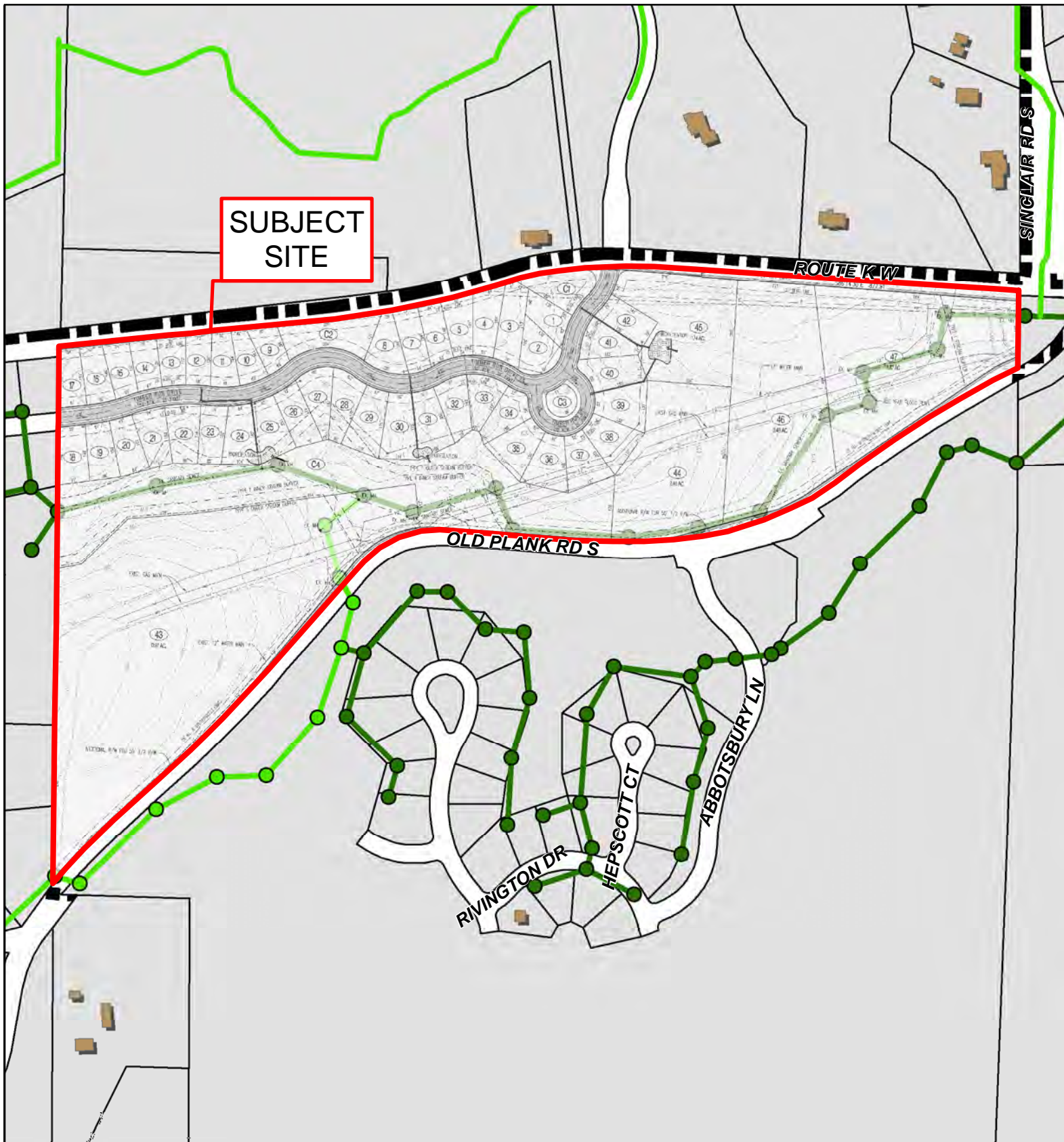
Building Footprint



Bodies of Water  
Columbia City Limit







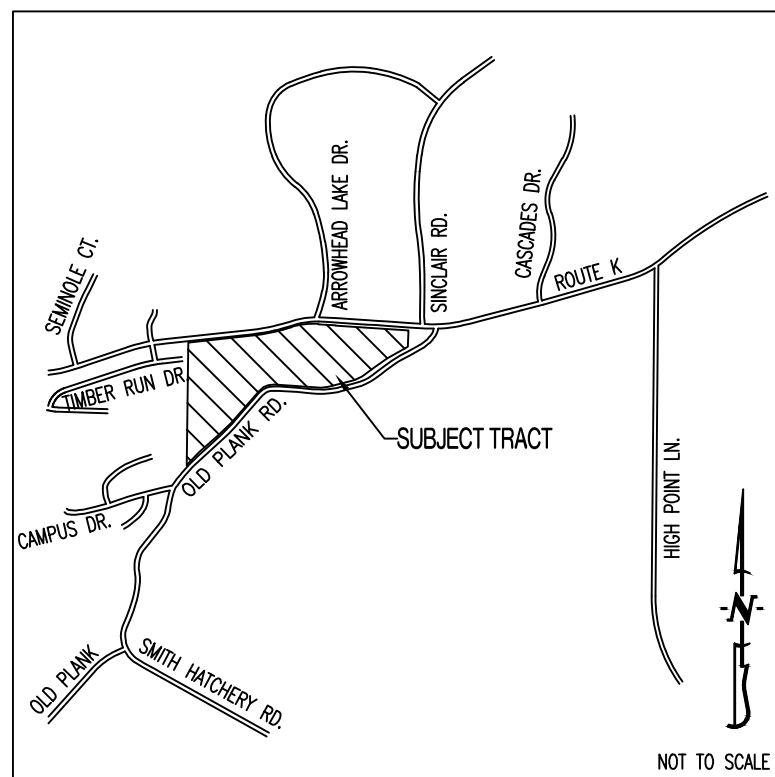
## 14-194: Barcus Ridge Preliminary Plat



- BCRSD
- BCRSD
- City Sanitary Structure
- City Sanitary Line
- Parcels
- Columbia City Limit
- Building Footprint

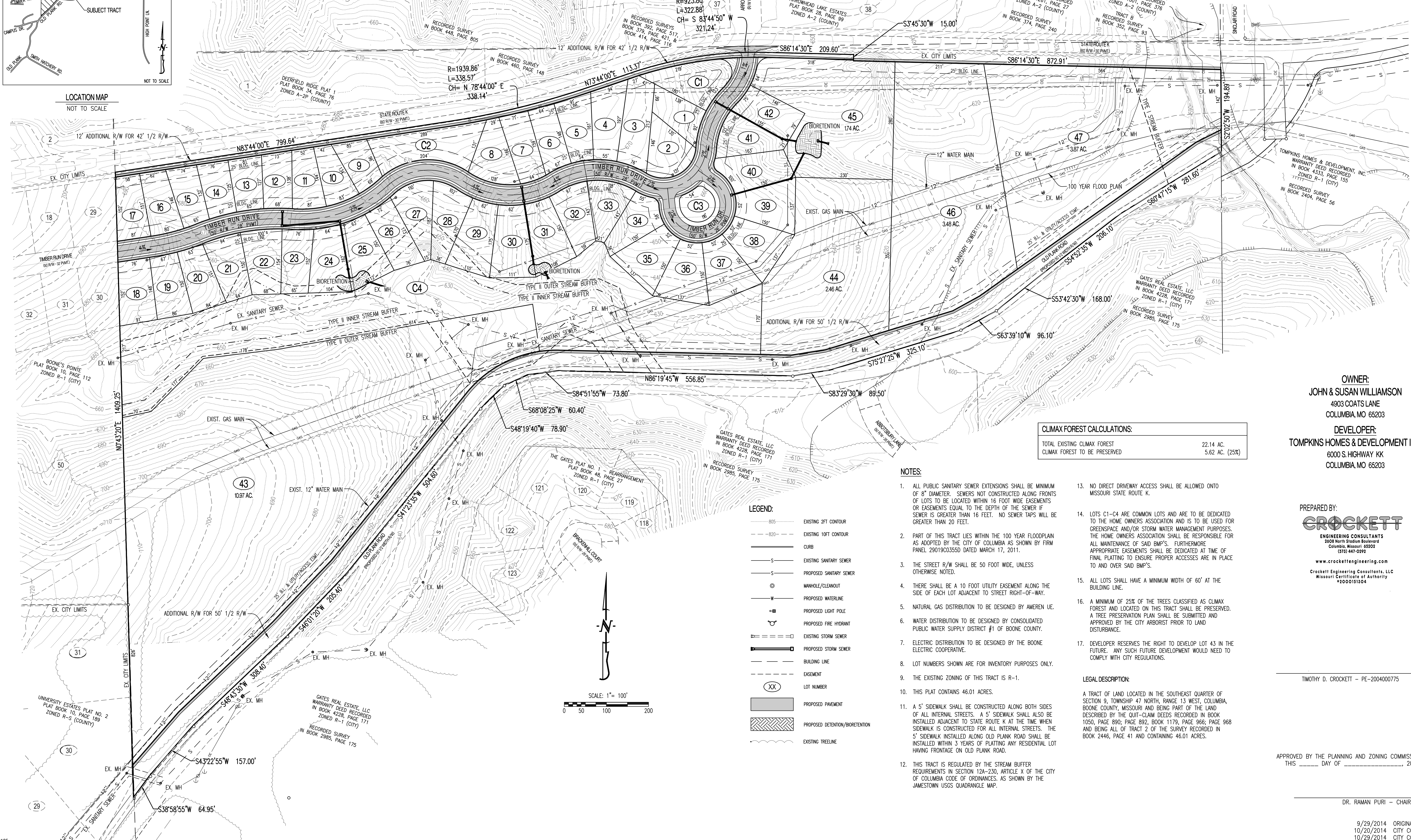






PRELIMINARY PLAT  
FOR  
BARCUS RIDGE

A TRACT LOCATED IN SECTION 8, TOWNSHIP 47 NORTH, RANGE 13 WEST,  
COLUMBIA BOONE COUNTY, MISSOURI  
CITY PROJECT #14-194



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 29019C03550 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 PLATTING 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 ACCESSSES 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 8, TOWNSHIP 47 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND DESCRIBED BY THE QUI-CLAM 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  
#2000151304

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