



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 20, 2017

Re: Sinclair Road Plat 1 – Final Plat (Case # 17-49)

## Executive Summary

Approval of this request will result in the creation a two-lot subdivision, to be known as "Sinclair Road Plat 1".

## Discussion

The applicant is proposing a final plat to consolidate and adjust the boundaries of their three lots. The subject parcels are located along Sinclair Road, approximately 380 feet north of Cascades Drive. Of the three lots, the one addressed as 6150 Sinclair Road is improved with a single-family home and a detached garage/office for a business and is zoned C-P. The remaining two lots are undeveloped and split-zoned C-P and PUD.

The proposed plat will relocate the property line between 6150 Sinclair Road (Lot 1) and the undeveloped lot to the north (Lot 2) such that the new lot line will follow the zoning district boundary that was established in 2012 when the property was annexed into the City of Columbia. At the time of annexation, the driveway serving the rear of the structure on 6150 Sinclair crossed the lot line between it and the undeveloped lot to the north. Due to this condition and to ensure that the driveway serving the commercial business was fully within the C-P zone, the zoning boundary was required to extend into the undeveloped lot, thus creating the split-zoning issue. By rearranging the shared lot line this issue would be mitigated.

In addition to adjusting the property line between future Lots 1 and 2 the plat is required to dedicate additional half-width right of way for Sinclair Road along its frontage. This dedication is exclusively absorbed within a portion of the third lot associated with this plat which is located between the eastern right of way of existing Sinclair Road and the western boundaries of 6150 Sinclair and the undeveloped lot to its north. The remainder of the lot not being dedicated as right of way is proposed to be incorporated into Lot 1 and 2, respectively.

Not only does this plat relocate property lines and consolidate the three lots into 2, it also will confer legal lot status upon Lot 2, zoned PUD, in order to permit a building permit to be issued for a future single-family home. The PUD plan for Lot 2, which is also considered its preliminary plat, is being concurrently reviewed as Case #17-50.

The Planning and Zoning Commission considered this case at their January 19, 2017 meeting. After limited discussion, the Commission voted 9-0 for approval of the plat and the associated variance.

The Planning and Zoning Commission staff report, locator maps, final plat, and meeting excerpts are attached for reference.



## Fiscal Impact

Short-Term Impact: None anticipated.

Long-Term Impact: None anticipated.

## Vision & Strategic Plan Impact

### Vision Impacts:

Primary Impact: Development, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

### Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

### Comprehensive Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Mobility, Connectivity, and Accessibility, Tertiary Impact: Not Applicable

## Legislative History

12/4/2012	Approved annexation and permanent (Ord. 21520)
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## Suggested Council Action

Approve "Sinclair Road Plat 1."