

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
May 18, 2017**

**SUMMARY**

A request by Crockett Engineering (agent), on behalf of Walter A. Beasley (owner) for approval of a three-lot final minor plat to be known as "Woodrail Meadows, Plat 3 -A". The subject parcel includes 1.01 acres, and the parcel consists of three lots, addressed as 1004, 1100, and 1102 Willowcreek Lane. The purpose for the plat is to plat the subject lots in accordance with a number of small area transfers which have affected the lot layout since the original subdivision was platted. **(Case #17-111)**

**DISCUSSION**

The applicant is proposing a replat to adjust the boundaries of three lots located along the south side of Willowcreek Lane, approximately 1600 feet south of West Nifong Boulevard. Each of the three lots is improved with a single-family home, and zoned R-1 (One-Family Residential).

In addition to platting lot lines consistent with past small area transfers, the proposed replat will bestow legal lot status on each of the three lots. While the lots were previously platted, the small area transfers that have transpired on the subject lots negate their respective legal lot status. The resulting lots must be replatted before any site improvements would be allowed. However, the owner has not indicated an interest in redeveloping the lots at this time.

All necessary right-of-way upgrades and required utility easement dedications are provided on the plat, and the proposal meets all applicable City Zoning and Subdivision standards. The plat is supported by staff for approval.

**RECOMMENDATION**

Approval of "Woodrail Meadows, Plat 3-A," dated May 11, 2017

**ATTACHMENTS**

- Locator maps
- "Woodrail Meadows, Plat 3-A," dated May 11, 2017

**HISTORY**

<b>Annexation date</b>	1969
<b>Zoning District</b>	R-1 (One-Family Residential District)
<b>Land Use Plan designation</b>	Neighborhood District
<b>Previous Subdivision/Legal Lot Status</b>	Lot 38 of Woodrail Meadows Amended Plat 1, Lots 39 and 40 of Woodrail Meadows Plat 3

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	1.01 acres
<b>Topography</b>	Generally sloping SW toward creek across the rear of each lot
<b>Vegetation/Landscaping</b>	Turf and Residential Landscaping
<b>Watershed/Drainage</b>	Perche Creek
<b>Existing structures</b>	Each lot contains 1 single-family home

**UTILITIES & SERVICES**

<b>Sanitary Sewer</b>	City of Columbia
<b>Water</b>	
<b>Fire Protection</b>	
<b>Electric</b>	

**ACCESS**

<b>Willowcreek Lane</b>	
<b>Location</b>	Along northern edge of property
<b>Major Roadway Plan</b>	N/A
<b>CIP projects</b>	N/A
<b>Sidewalk</b>	Improved

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	0.6 miles northwest of Cosmo Bethel Park
<b>Trails Plan</b>	N/A
<b>Bicycle/Pedestrian Plan</b>	Forum Boulevard is a Blue Route

Report prepared by Rusty Palmer

Approved by Patrick Zenner