

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
March 23, 2017**

SUMMARY

A request by Crockett Engineering Consultants (agent) on behalf of Tompkins Homes and Development, Inc. (owner) for approval of a 19-lot final plat of R-1 (One-family Dwelling District) and PUD (Planned Unit Development) zoned land, to be known as "Barcus Ridge, Plat No. 3". An associated variance to Section 25-53 regarding creation of tier lots on previously platted property is also requested. The 16.83-acre subject site is located on the north side of Old Plank Road, approximately 700 feet west of Abbotsbury Lane. (**Case #17-15**)

DISCUSSION

The applicant is seeking approval of a final plat for property that is currently subdivided as Lot C2 within Barcus Ridge, Plat No. 1 and Lot 5 within Barcus Ridge Plat No. 2. Lot 5 was subsequently included in the Barcus Ridge PUD Plan and includes Lots C1, C3, C5, and Lots 301-314 on the proposed plat. These lots, located generally on the south portion of the proposed plat, are generally consistent with the approved PUD plan (attached). The plat includes additional right of way dedication for Old Plank Road, as well as all necessary easements for the development of the approved PUD site.

The northern portion of the plat includes two proposed lots - Lots C4 and C2A - that represent a replat of the existing Lot C2 of the Barcus Ridge, Plat No. 1 (see attached), in order to split the lot into two separate common lots. This portion of the plat involves the requested variance. Originally, existing Lot C2 was created as a tier lot, which allows a lot to be accessed by way of a tier that is less than 60 feet wide. Such lots are only permitted only with new plats when certain conditions are met. Per Section 25-53(3), the Planning and Zoning Commission may allow tier lots on ***previously unplatted land***, under certain circumstances (see attached full language); however, since this lot is already existing, creating another tier lot is not permitted, and requires a variance to allow its creation.

Per the applicant (see attached variance worksheet), the purpose of the new tier lot is to split Lot C2 between the two adjacent residential subdivisions to the north and south to allow for the easier management of stormwater facilities that are associated with each individual subdivision. Proposed Lot C4 does include a stormwater facility in the east portion of the lot that is associated with the PUD development to the south, and all the stormwater facilities for Barcus Ridge Plat No. 1 would be retained on proposed Lot C2A. Staff recommends stormwater facilities be located on property controlled by a development (and related HOA), but exceptions can be made on a case by case basis. This recommended practice eliminates confusion over the responsibility of the facilities and any questions about access to the sites.

One alternative to enable the division of Lot C2 without the requested variance would be to combine it with one of the two common lots located within the PUD. However, those common lots are in a separate zoning district and staff typically recommends against creating lots that are split zoned. It also does not appear to be necessary to create a new tier lot in order to split the existing Lot C2 into two separate common lots, but the alternative to the requested variance would involve a PUD rezoning and a major amendment to the Barcus Ridge PUD plan to allow Lot C2 to be split and then combined with the common lots within the PUD development to the south.

In general, the requested variance does not appear to be detrimental to public safety, health, and welfare. And while not absolutely required, the creation of the tier lot allows the splitting of the common lot without the need to rezone and revise a PUD plan, which would add time and expense for the applicant. With this in

mind, staff does not object to the requested variance.

Staff has reviewed the proposed final plat and finds that they meet all technical requirements of the subdivision regulations, with the exception of the requested variance.

RECOMMENDATION

Approval of the final plat for “Barcus Ridge, Plat No. 3”, with the requested variance.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Final plat
- Variance worksheet
- PREVIOUSLY APPROVED - Barcus Ridge, Plat No. 1
- PREVIOUSLY APPROVED - Barcus Ridge, PUD Plan (Amendment #1)

SITE CHARACTERISTICS

Area (acres)	16.83
Topography	Sloping from west to east
Vegetation/Landscaping	Significant tree coverage
Watershed/Drainage	Little Bonne Femme Creek
Existing structures	None

HISTORY

Annexation date	2004
Zoning District	R-1
Land Use Plan designation	Residential District
Previous Subdivision/Legal Lot Status	Lot 2, Barcus Ridge Plat No. 1; Lot 5, Barcus Ridge Plat No. 2

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	PWSD #1
Fire Protection	City of Columbia
Electric	Boone Electric

ACCESS

Old Plank Road	
Location	South side of site
Major Roadway Plan	Major Collector (unimproved & County-maintained). 100-foot ROW (50-foot half-width) dedicated d with Barcus Ridge Plat 2.
CIP projects	None
Sidewalk	Sidewalks required.

Timber Run Drive	
Location	North side of site
Major Roadway Plan	NA; local residential street
CIP projects	None
Sidewalk	Sidewalks required.

PARKS & RECREATION

Neighborhood Parks	Within the Cascades Park service area
Trails Plan	None adjacent to site
Bicycle/Pedestrian Plan	No facilities in the area

Report prepared by Clint Smith

Approved by Patrick Zenner