

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
August 20, 2020**

**SUMMARY**

A request by Engineering Surveys and Services (ESS) (agent) on behalf of Randy Rogers Romines and Matthew Collins Rogers (owners) for a one-lot subdivision to be known as "Moon Valley Subdivision Plat 1". The approximate 3.1 acre subdivision is located southeast of the terminus of Moon Valley Road and is zoned R-1 (One-Family Dwelling) district. **(Case #8-2020)**

**DISCUSSION**

The applicants are seeking approval of a one-lot final plat to bestow legal lot status on the approximately 3.1-acre subject site to permit the construction of a single-family home. The lot is zoned R-1 and the establishment of a legal lot is required to receive building permits. The applicants have indicated they wish to live on the property and it has been in the family for several decades.

The property is to the south of the Broadway Village Apartments and to the north of the Hominy Creek. The newly created lot will be accessed from a private driveway extending from the terminus of Moon Valley Road via an irrevocable shared access easement. The plat dedicates a 50' Green Space Trail Easement along the northern boundary of the property for the future Hominy Trail connection (shown on the 2013 Parks and Recreation Trails Plan) and utility easements required to serve the property with City utilities. The existing Stream Stewardship Trust Fund Conservation Easement which generally runs along the southern boundary of the property is also shown on the plat. The proposed home site is outside of the conservation easement area.

Fire protection for the proposed residence will be provided via a newly installed fire hydrant accessible from the private driveway serving the lot that has a "T" turnaround attached to its end (see attached driveway exhibit). The existing 1" waterline to the south of the lot will be upgraded to a 6" line to provide adequate fire flow as well.

The proposed final plat has been reviewed by internal and external staff and found to be in compliance with all requirements of the Unified Development Code with the exception of minor technical corrections relating to recording information (i.e. Book and Page references) for the proposed private irrevocable shared access easement and an off-site utility easement. These technical corrections are anticipated to be completed prior to introduction of the platting action before City Council.

**RECOMMENDATION**

Approval of the final plat for *Moon Valley Subdivision- Block III* subject to minor technical corrections.

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator maps
- Final Plat
- Driveway Exhibit

## **SITE CHARACTERISTICS**

<b>Area (acres)</b>	3.1
<b>Topography</b>	Flat at proposed home site, drains to creek at south/southeast
<b>Vegetation/Landscaping</b>	Turf and landscaping
<b>Watershed/Drainage</b>	Perche Creek (immediate is Hominy Branch)
<b>Existing structures</b>	Vacant

## **HISTORY**

<b>Annexation date</b>	1964
<b>Zoning District</b>	R-1
<b>Land Use Plan designation</b>	Open Space
<b>Previous Subdivision/Legal Lot Status</b>	Not a legal lot

## **UTILITIES & SERVICES**

All utilities and services provided by the City of Columbia.

<b>Moon Valley Road/Private Road</b>	
<b>Location</b>	West Side
<b>Major Roadway Plan</b>	Local street further to the north, where this property has access it is a private road
<b>CIP projects</b>	N/A
<b>Sidewalk</b>	N/A

## **PARKS & RECREATION**

<b>Neighborhood Parks</b>	Approximately .2 miles to the south from Stephens Lake Park
<b>Trails Plan</b>	Dedicates a 50' Green Space Trail Easement along the northern boundary of the property for the future Hominy Trail connection
<b>Bicycle/Pedestrian Plan</b>	Hominy Trail Connection (see above)

## **PUBLIC NOTIFICATION**

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of a public information meeting held on November 12, 2019 and an advanced notification postcard was mailed on July 17, 2020. 9 postcards were sent.

<b>Public Notification Responses</b>	Three phone inquiries from neighbors for more information Comments/concerns: None.
<b>Notified neighborhood association(s)</b>	Hinkson Creek Valley and Shepard Blvd. Neighborhood Associations.
<b>Correspondence received</b>	None.

Report prepared by Rachel Bacon

Approved by Patrick Zenner