

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
December 19, 2018**

**SUMMARY**

A request by Crockett Engineering (agent) on behalf of Christian Fellowship Church (owners) for a 34-lot preliminary plat of their 35-acre property, located on the northeast corner of Chapel Hill Road and Louisville Drive. **Upon revision of the proposed preliminary plat, the advertised design adjustments are no longer necessary. (Case #14-2020)**

**DISCUSSION**

The applicant is seeking approval of a 34-lot preliminary plat to be known as *Chapel Hill Meadows Plat 2* for the development of 31 single-family residential dwellings and a new building for the Christian Fellowship Church of Columbia (proposed on Lot 101) which contains 15-acres and is located at the southwest corner of the site. The site includes two common lots that will accommodate the required stormwater facilities and tree preservation areas on the site. The property is currently platted as *Chapel Hill Meadows*, a two-lot subdivision, that was approved in 2005. Due to the addition of lots and extension of public infrastructure, a revised preliminary plat is required to be reviewed and approved.

The site currently has frontage along two existing streets, Louisville Drive and Chapel Hill Road, which are identified as a neighborhood collector and minor arterial, respectively. Two new cul-de-sac streets, one from each frontage, are proposed to provide internal access to the residential lots. Access to the church parcel will be provided from driveway accesses to Chapel Hill and Louisville. Given that the properties to the north and east are already developed, no stub streets to the property lines are necessary. Additionally, a trail is proposed on the preliminary plat that would then provide pedestrian connectivity between the two cul-de-sacs.

While the two separate cul-de-sacs could connect, the applicant has asserted that the existing grades between the ends of the two streets would be problematic and the proposed street design avoids existing environmentally sensitive areas identified as "drainage areas" on the preliminary plat. Pursuant to the UDC, cul-de-sac length can extend up to 750-feet to avoid environmentally sensitive features without the necessity of a design adjustment. The proposed cul-de-sacs are both less than 750-feet and are being proposed to mitigate greater environmental impact. Staff supports the use of the cul-de-sacs given the existing site conditions.

While most of the lots intended for residential use are of typical arrangement, Lots 127 and 128 would be considered atypical in their size and configuration. The intent of the applicant is to develop the northeast corner of the property with two single-family homes, but avoid the extension of a public street across the drainage way. The private drive shown on the plat is shown primarily to illustrate that it will meet standards for Fire Department access, but represents the intention to extend a shared private driveway from the cul-de-sac to serve both lots. Lots 127 and 128 have adequate street frontage and are permissible, but will require an access easement to be dedicated over the shared driveway at the time of final platting.

The proposed preliminary plat has been reviewed by staff and meets all requirements of the Unified Development Code. It should be noted that during initial review of the preliminary plat several design adjustments were identified. Pursuant to the UDC, public notice and advertising on these items were distributed and run. However, since providing notice and advertising the site has been redesigned to eliminate the design adjustments. Given the redesign the proposed preliminary plat will not require a public hearing and may be processed as a standard subdivision action.

**RECOMMENDATION**

Approval of the preliminary plat for *Chapel Hill Meadows Plat 2*.

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator maps
- Preliminary plat
- Existing *Chapel Hill Meadows* final plat

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	35.13
<b>Topography</b>	Ridge along the northwest corner of property, then slopes to the southeast and sharply to the northwest
<b>Vegetation/Landscaping</b>	Areas of trees in north portion of site
<b>Watershed/Drainage</b>	Meredith Branch, Perche Creek
<b>Existing structures</b>	Vacant

**HISTORY**

<b>Annexation date</b>	2002
<b>Zoning District</b>	R-1
<b>Land Use Plan designation</b>	Neighborhood District
<b>Previous Subdivision/Legal Lot Status</b>	Chapel Hill Meadows

**UTILITIES & SERVICES**

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

**ACCESS**

<b>Chapel Hill Road</b>	
<b>Location</b>	South side of site
<b>Major Roadway Plan</b>	Minor Arterial (Improved & City maintained). 84-100 foot ROW (50-53-foot half-width) required to be dedicated. Existing 100-foot right of way
<b>CIP projects</b>	None
<b>Sidewalk</b>	Existing

<b>Louisville Drive</b>	
<b>Location</b>	South side of site
<b>Major Roadway Plan</b>	Neighborhood Collector (Improved & City maintained). 60-foot ROW (30-foot half-width) required to be dedicated. Existing 66-foot right of way.
<b>CIP projects</b>	None
<b>Sidewalk</b>	Existing

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	Located within Longview Park service area
<b>Trails Plan</b>	None adjacent to site.
<b>Bicycle/Pedestrian Plan</b>	Pedway along south side of site.

**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, which was held on November 13, 2018.

<b>Public information meeting recap</b>	Number of attendees: 5 (including 1 applicant) Comments/concerns: Traffic, density.
<b>Notified neighborhood association(s)</b>	Stonecrest NA, Longview NA
<b>Correspondence received</b>	None

Report prepared by Clint Smith

Approved by Patrick Zenner