

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
September 7, 2017**

**SUMMARY**

A request by C. Stephen Heying Surveying (agent) on behalf of Horizon Steel Buildings (owner) for approval of a four-lot final plat and replat of R-2 (Two-Family Dwelling) zoned property, constituting a replat of Lots 11 and 12 of *Renaissance Meadows* as well as unplatted property, to be known as *Renaissance Meadows - Plat 3*. The 0.84-acre subject site is located at the northwest corner of Ria Street and McKee Street. (**Case #17-207**)

**DISCUSSION**

The applicant is seeking approval of a final plat that combines previously unplatted property along McKee Street with two existing lots from the plat *Renaissance Meadows*, and reconfigures the property into four total lots. No additional right of way is required, and the site is currently served by utilities.

The plat will generally combine the east portion of Lot 12 with the west portion of the unplatted property to the north, which is at present an approximately 250-foot deep parcel, to create an additional lot that will front on Ria Street. The remaining unplatted property will front on McKee Street. Lot 11 will also have a slight adjustment to its west property line.

The new configuration of lots is consistent with the existing development pattern in the subdivision in terms of lot size, and allows for infill development that is sensitive to the context of the neighborhood. The parcel will also not require additional infrastructure extension except for the construction of sidewalks along the McKee Street frontage.

For the replat portion of the plat, staff finds that the requested replat will not eliminate any restrictions that have been relied upon by neighbors, is properly served by existing utilities, and will not be detrimental to the neighborhood.

The proposed plat has been reviewed by staff, and it meets all requirements of the Unified Development Code. The site will require the approval of stormwater maintenance site plans prior to forwarding to City Council.

**RECOMMENDATION**

Approval of the final plat for *Renaissance Meadows - Plat 3*.

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator maps
- Final plat
- Previously Approved - *Renaissance Meadows*

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	0.84
<b>Topography</b>	Slight slope south
<b>Vegetation/Landscaping</b>	Landscaped, turf
<b>Watershed/Drainage</b>	Hominy Branch
<b>Existing structures</b>	Several single-family homes

**HISTORY**

<b>Annexation date</b>	1969
<b>Zoning District</b>	R-2 (Two-Family Dwelling)
<b>Land Use Plan designation</b>	Neighborhood District
<b>Previous Subdivision/Legal Lot Status</b>	Lots 11 and 12 of <i>Renaissance Meadows</i> ; previously unplatted property

**UTILITIES & SERVICES**

All utilities and services provided by the City of Columbia.

**ACCESS**

<b>McKee Street</b>	
<b>Location</b>	Abuts east side of property
<b>Major Roadway Plan</b>	NA; local residential (50-foot ROW provided)
<b>CIP projects</b>	None
<b>Sidewalk</b>	Sidewalks required

<b>Ria Street</b>	
<b>Location</b>	Abuts south side of property
<b>Major Roadway Plan</b>	NA; local residential (50-foot ROW provided)
<b>CIP projects</b>	None
<b>Sidewalk</b>	Sidewalks present

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	McKee Street Park (north of subject site)
<b>Trails Plan</b>	No trails planned adjacent to site.
<b>Bicycle/Pedestrian Plan</b>	None identified adjacent to 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 August 15, 2017.

<b>Public information meeting recap</b>	Number of attendees: 3 (all applicant representatives) Comments/concerns: NA
<b>Notified neighborhood association(s)</b>	Zaring Neighborhood Association; Hominy Branch Neighborhood Association
<b>Correspondence received</b>	None at time of report.

Report prepared by Clint Smith

Approved by Patrick Zenner