

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
July 9, 2020**

**SUMMARY**

A request by Crockett Engineering (agent) on behalf of SBSR II Properties, LLC (owner) for approval of a 1-lot final plat to be known as "McKee Place Plat No. 1." The subject site is located at the northwest corner of McKee Street and Clark Lane, contains approximately one-acre, and is zoned R-MF (Multi-family Dwelling) district. (Case #112-2020)

**DISCUSSION**

The applicant is seeking approval of a one-lot final minor plat for the purposes of obtaining legal lot status to facilitate development of the subject property. The site is located at the northwest corner of Clark Lane and McKee Street. The applicants intend to build a multi-family structure on the property with up to 8, one-bedroom units. The subject tract was rezoned from R-2 (Two-Family Residential) to R-MF (Multi-family Residential) in August of 2019 for this purpose.

Clark Lane is identified as a minor arterial roadway on the CATSO Major Roadway Plan. Additional right of way is proposed for dedication along site's frontage to provide 60 feet of half-width for Clark Lane. An additional 5.07 feet of right-of-way is provided along the property's McKee Street frontage. Access to the site will be maintained along McKee Street. As a consequence of these right of way dedications, the parcel's development acreage following dedication will be reduced from approximately 1 acre to 0.74 acres.

In addition to right of way dedications, required ten-foot utility easement are being provided on both street frontages. A small area of utility easement will be dedicated near the northwest corner of the property to cover an existing utility found to be outside its existing dedicated easement. Additionally, existing easements for sewer and electric are depicted on the plat, along the property's western property boundary. Finally, a 3.5' pedestrian easement is provided along the McKee Street frontage and extending westward on site's Clark Lane frontage for the purpose of constructing a sidewalk outside the street right-of-way.

The proposed final plat has been reviewed by staff and it meets all requirements of the Unified Development Code.

**RECOMMENDATION**

Approve the requested final minor plat of *McKee Place Plat No. 1*.

**SUPPORTING DOCUMENTS (ATTACHED)**

- 1) Locator maps
- 2) Final Plat

**HISTORY**

|  |                      |
|--|----------------------|
| <b>Annexation date</b>                       | 1969                 |
| <b>Zoning District</b>                       | Currently R-MF       |
| <b>Land Use Plan designation</b>             | Residential District |
| <b>Previous Subdivision/Legal Lot Status</b> | Final Plat required  |

**SITE CHARACTERISTICS**

|                               |                                      |
|-------------------------------|--------------------------------------|
| <b>Area (acres)</b>           | Approximately 1 acre                 |
| <b>Topography</b>             | Flat                                 |
| <b>Vegetation/Landscaping</b> | Turf                                 |
| <b>Watershed/Drainage</b>     | Perche Creek                         |
| <b>Existing structures</b>    | Single-Family home; to be demolished |

**UTILITIES & SERVICES**

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

**ACCESS**

| <b>McKee Street</b>       |                       |
|---------------------------|-----------------------|
| <b>Location</b>           | East side of property |
| <b>Major Roadway Plan</b> | N/A                   |
| <b>CIP projects</b>       | N/A                   |
| <b>Sidewalk</b>           | Sidewalks required    |

| <b>Clark Lane</b>         |                        |
|---------------------------|------------------------|
| <b>Location</b>           | South side of property |
| <b>Major Roadway Plan</b> | Minor Arterial         |
| <b>CIP projects</b>       | N/A                    |
| <b>Sidewalk</b>           | Sidewalks required     |

**PARKS & RECREATION**

|                                |   |
|--------------------------------|---|
| <b>Neighborhood Parks</b>      | ½ mile south of McKee Street Park             |
| <b>Trails Plan</b>             | None  |
| <b>Bicycle/Pedestrian Plan</b> | Clark Lane is a Yellow Route on the Bike Plan |

## **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 provided public notification regarding this request on or about May 18<sup>th</sup> for a May 26<sup>th</sup> Public Information Meeting. No meeting was held due to the COVID-19 pandemic and City-building closure.

|   |  |
|---|--|
| <b>Public information meeting recap</b>     | Number of attendees: N/A<br>Comments/concerns: N/A |
| <b>Notified neighborhood association(s)</b> | Hominy Branch NA, Zaring NA                        |
| <b>Correspondence received</b>              | None received                                      |

Report prepared by Rusty Palmer

Approved by Patrick Zenner