

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
March 24, 2016**

SUMMARY

A request by West Creek Properties, LLC (owner) for approval of a 19-lot preliminary plat of R-1 (One-Family Dwelling District) zoned land to be known as “Stevens Ridge Subdivision”. The 4.1-acre subject site is located west of the intersection of Route K and William Smith Place, and is addressed 5541-5561 S Route K. (Case #16-82)

DISCUSSION

The proposal is to subdivide two surveyed tracts of land into a 19-lot subdivision for the development of 18 single-family homes. The plat includes a new public local residential street to provide access from Route K and a new north-south street to accommodate connectivity with adjoining unplatted land in the event of redevelopment.

The subject site was annexed into the city in 2007 as part of a larger annexation of several lots (Tyree, et al annexation & permanent zoning; Case #5-Z-07) in order to allow a connection to be made to the City’s sanitary sewer system. A City public sewer will be extended to the property this spring. The lagoon at the northwest corner of the site will be decommissioned upon redevelopment.

The proposed preliminary plat meets all applicable City development requirements.

RECOMMENDATION

Approval of the proposed preliminary plat of Stevens Ridge Subdivision

ATTACHMENTS

- Locator maps
- Proposed preliminary plat
- 2007 annexation & zoning ordinance

SITE HISTORY

Annexation Date	June 18, 2007
Existing Zoning District(s)	R-1
Land Use Plan Designation	Neighborhood District
Subdivision/Legal Lot Status	Surveyed tracts

SITE CHARACTERISTICS

Area (acres)	4.1 acres
Topography	Slopes gently downward to west
Vegetation/Landscaping	Lawn & trees
Watershed/Drainage	Little Bonne Femme Creek
Existing structures	Two single-family homes

UTILITIES & SERVICES

Sanitary Sewer	City Public Works Dept.
Water	CPWSD #1
Electric	Boone Electric Cooperative
Fire Protection	Columbia Fire Dept.

ACCESS

Route K	East side of site
Major Roadway Plan	Minor Arterial (MoDOT-maintained)
ROW Needed	12 feet additional half width (shown on plat)
CIP Projects	None
Sidewalk	Needed & shown along all street frontages

SURROUNDING LAND USES

Orientation from site	Zoning	Land Use
North	County R-S (Single-family)	Single-family residence
South	R-1 (One-family)	Single-family residence
East	PUD (Planned Unit Development)	Single-family homes
West	PUD & R-2 (Two-family)	Mobile homes, duplexes, & fourplex

PARKS & RECREATION

Neighborhood Parks	Cosmo-Bethel Park is ¼ mile north
Trails Plan	N/A
Bicycle/Pedestrian Plan	N/A

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 March 1, 2016.

Public Information Meeting Recap	Number of attendees: Applicant's representative Comments/concerns: None
Neighborhood Association(s)	None
Correspondence Received	None as of this writing

Report prepared by Steve MacIntyre; Approved by Pat Zenner