

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
July 22, 2021**

**SUMMARY**

A request by Crockett Engineering (agent), on behalf of Grant R. Drawing (owner), for approval of a 1-lot final plat of 14.31 acres to be known as Rory Point Plat No. 1. The subject acreage is located just north of Cascades Drive on the west side of Sinclair Road. The property is zoned A (Agriculture) and the purpose of the platting action is to secure legal lot status for development of the property. **(Case # 202-2021)**

**DISCUSSION**

The applicant is seeking approval of a one-lot final plat of 14.31 acres located on the west side of Sinclair Road, just north of Cascades Drive. The subject tract was previously a portion of the Sinclair Farm property, owned by the University of Missouri. The tract was deeded to Mr. Drawing in February which was permissible given the land was owned by the University and the University is not subject to the City's platting requirements. However, now that the property is under private ownership and desires to obtain building permits it must be platted to secure legal lot status.

As a part of the platting process and shown on the attached plat, a variable additional amount of right-of-way will be dedicated for Sinclair Road to ensure it meets the required 38-foot half-width for the street. Additionally, the plat will dedicate the required 10-foot utility easement across the property's Sinclair Road frontage. An existing sanitary sewer easement is depicted on the plat, located along Sinclair Road. The width of this easement varies across the property frontage.

Staff has reviewed the plat and finds it to be fully compliant with the subdivision provisions of the UDC and all other applicable requirements. Adequate public utilities exist to support the lot. No design adjustments are sought.

**RECOMMENDATION**

Approve the final plat entitled "Rory Point Plat No. 1."

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator maps
- Final Plat

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	14.1 acres
<b>Topography</b>	Varies
<b>Vegetation/Landscaping</b>	Generally wooded
<b>Watershed/Drainage</b>	Little Bonne Femme Creek
<b>Existing structures</b>	None

**HISTORY**

<b>Annexation date</b>	2021
<b>Zoning District</b>	Agriculture
<b>Land Use Plan designation</b>	Neighborhood
<b>Previous Subdivision/Legal Lot Status</b>	Not a legal lot

**UTILITIES & SERVICES**

<b>Sanitary Sewer</b>	City of Columbia
<b>Solid Waste</b>	Private
<b>Water</b>	Consolidated Water #1
<b>Electric</b>	Boone Electric

**ACCESS**

<b>Sinclair Road</b>	
<b>Location</b>	East side of site
<b>Major Roadway Plan</b>	Major collector, 76' ROW required
<b>CIP projects</b>	N/A
<b>Sidewalk</b>	Required

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	Creek Ridge Park
<b>Trails Plan</b>	N/A
<b>Bicycle/Pedestrian Plan</b>	Sinclair is Yellow Route

**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 this pending request via on June 29, 2021. 14 postcards were distributed.

Report prepared by Rusty Palmer

Approved by Patrick Zenner