

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
November 19, 2015**

**SUMMARY**

A request by C. Stephen Heying Surveying (agent) on behalf of Show-Me Central/Habitat for Humanity (owners) for approval of a five-lot replat of R-2 (Two-Family Dwelling) zoned property, to be known as "Mataora Subdivision - Plat 3 ". The 1.1-acre subject site is located on the southwest corner of Hector Place and Ria Street, approximately 300 feet east of McKee Street. (**Case #15-224**)

**DISCUSSION**

The proposed subdivision is a replat of three previously platted lots in earlier subdivisions. Lots 15A and 15B were most recently included in Mataora Subdivision - Plat 1, approved in 1995, while Lots 22A, 22B, and 23A were included in Mataora Subdivision - Plat 2, approved in 1998. The property is currently vacant and has access to all necessary utilities.

The property is zoned R-2, and while all proposed lots meet the minimum lot size of 5,000 ft<sup>2</sup>, only Lot 23A meets the minimum 10,000 ft<sup>2</sup> size requirement to construct a two-family dwelling. Sidewalk construction will be required along all right of way adjacent to the development. The development will not require the dedication of any additional right of way, as it was previously dedicated, and the new lots will all have adequate access to public streets. Additionally, the plat is subject to stormwater regulations, but as of this report preparation no stormwater plan has been submitted. Approval of a stormwater management plan will be required before the plat can be forwarded to City Council for final approval.

With the exception of the submission of a stormwater plan, staff has reviewed the plat and finds that, aside from a small number of technical issues that will need to be corrected, it complies with all relevant zoning and subdivision regulations and recommends approval. Until the stormwater plan is submitted and the technical corrections are completed, staff cannot forward the plat to City Council for consideration.

**RECOMMENDATION**

Approval of the final plat of "Mataora Subdivision - Plat 3" subject to submission of a stormwater plan and a revised plat addressing technical corrections prior to forwarding the request to City Council for final approval.

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator maps
- Final Plat

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	1.095
<b>Topography</b>	Sloping to the west
<b>Vegetation/Landscaping</b>	Turf and trees
<b>Watershed/Drainage</b>	Hominy Branch
<b>Existing structures</b>	None

**HISTORY**

<b>Annexation date</b>	1969
<b>Zoning District</b>	R-2 (Two-family Dwelling District)
<b>Land Use Plan designation</b>	Neighborhood District
<b>Previous Subdivision/Legal Lot Status</b>	Lot 15 of Mataora Subdivision Plat 1; Lots 22 & 23 of Mataora Subdivision Plat 2.

**UTILITIES & SERVICES**

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

**ACCESS**

<b>Ria Street</b>	
<b>Location</b>	Along north side of site
<b>Major Roadway Plan</b>	Not included in MRP - Local Residential Street
<b>CIP projects</b>	None
<b>Sidewalk</b>	Required

<b>Hector Place</b>	
<b>Location</b>	Along east side of site
<b>Major Roadway Plan</b>	Not included in MRP - Local Residential Street
<b>CIP projects</b>	None
<b>Sidewalk</b>	Required

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	Within McKee Street Park service area
<b>Trails Plan</b>	None adjacent to site.
<b>Bicycle/Pedestrian Plan</b>	None adjacent to site.

Report prepared by Clint Smith

Approved by Patrick Zenner