

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
January 19, 2017**

SUMMARY

A request by A Civil Group (agent), on behalf of Matt Ford Enterprises, LLC, for approval of a two-lot final minor plat to be known as "Sinclair Road Plat 1". The subject 6.72-acre site consists of three lots, one addressed as 6150 Sinclair Road and two unaddressed lots. The purpose for the plat is to consolidate and reconfigure the lots into 2 parcels that coincide with zoning boundaries established in 2012, and to prepare the undeveloped lot north of 6150 Sinclair Road for construction of a single-family residence. **(Case #17-49)**

DISCUSSION

The applicant is proposing a plat of that would consolidate and adjust the boundaries of their three lots located along Sinclair Road, approximately 380 feet north of Cascades Drive. Of the three lots, the one addressed as 6150 Sinclair Road is improved with a single-family home and a detached garage/office for a business and is zoned C-P. The remaining two lots are undeveloped and split-zoned C-P and PUD.

The proposed plat will relocate the property line between 6150 Sinclair Road (Lot 1) and the undeveloped lot to the north (Lot 2) such that the new lot line will follow the zoning district boundary that was established in 2012 when the property was annexed into the City of Columbia. At the time of annexation, the driveway serving the rear of the structure on 6150 Sinclair crossed the lot line between it and the undeveloped lot to the north. Due to this condition and to ensure that the driveway serving the commercial business was fully within the C-P zone the zoning boundary was required to extend into the undeveloped lot, thus creating the split-zoning issue. By rearranging the shared lot line this issue would be mitigated.

In addition to adjusting the property line between future Lots 1 and 2 the plat is required to dedicate additional half-width right of way for Sinclair Road along its frontage. This dedication is exclusively absorbed within a portion of the third lot associated with this plat which is located between the eastern right of way of existing Sinclair Road and the western boundaries of 6150 Sinclair and the undeveloped lot to its north. The remainder of the lot not being dedicated as right of way is proposed to be incorporated into Lot 1 and 2, respectively.

Not only does this plat relocate property lines and consolidate the three lots into 2, it also will confer legal lot status upon Lot 2, zoned PUD, in order to permit a building permit to be issued for a future single-family home. The PUD plan for Lot 2, which is also considered its preliminary plat, is being concurrently reviewed as Case #17-50.

All necessary right-of-way upgrades and required utility easement dedications are provided on the plat, and the proposal meets all applicable City Zoning and Subdivision standards. The plat is supported by staff for approval.

RECOMMENDATION

Approval of "Sinclair Road Plat 1," dated December 12, 2016

ATTACHMENTS

- Locator maps
- "Sinclair Road Plat 1," dated December 12, 2016

HISTORY

Annexation date	2012
Zoning District	PUD (Planned Unit Development) and C-P (Planned Business District)
Land Use Plan designation	Neighborhood District
Previous Subdivision/Legal Lot Status	Surveyed Tracts

SITE CHARACTERISTICS

Area (acres)	6.72 acres
Topography	Generally sloping NE toward the eastern site boundary
Vegetation/Landscaping	Mature forest on PUD portion, Developed C-P portion
Watershed/Drainage	Little Bonne Femme Creek
Existing structures	Home w/ detached workshop/garage on C-P portion

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	City of Columbia
Fire Protection	City of Columbia
Electric	Boone Electric Cooperative

ACCESS

Sinclair Road	
Location	Along western edge of property
Major Roadway Plan	Major Collector – 60 ft ROW required
CIP projects	N/A
Sidewalk	Sidewalks required

PARKS & RECREATION

Neighborhood Parks	½ mile north of Cascades Park
Trails Plan	1-1/2 miles south of proposed Mill Creek Trail
Bicycle/Pedestrian Plan	Sinclair – yellow route