

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
January 7, 2021**

SUMMARY

A request by A Civil Group (agent), on behalf of McNary Properties, LLC (owners), for approval of an 8-lot preliminary plat on 5.92-acres located at the terminus of Scarborough Drive. A concurrent request (Case # 37-2021) to rezone the subject property from PD (Planned District) to R-1 (One-Family Residential) is also under consideration. **(Case # 38-2021)**

DISCUSSION

The applicant is seeking approval of an 8-lot preliminary plat on 5.92-acres of property located at the southeast terminus of Scarborough Drive. Lots 1-7 are intended to be developed with single-family detached homes and Lot 8 is for tree preservation purposes. The subject site is an undeveloped portion of the Cambridge Place PUD Plan, which was approved in 1988 and amended in 1999, 2000, 2001, 2004, and 2005. The 2005 PD plan is attached and depicts the overall development acreage with a mixture of single-family attached and detached structures. A rezoning request for the property (Case # 37-2021) is being concurrently considered, to rezone the property from PD (Planned District) to R-1 (One-Family Residential).

The preliminary plat shows the required sidewalks on Scarborough Drive as well as depicts the dedication of additional right-of-way for a short extension of Scarborough Drive which will terminate in a permanent T-shaped turnaround and provide vehicular access to each of the newly-created lots. Utility easements, which vary from 15 to 20 feet in width, are illustrated adjacent to Scarborough Drive as required by the UDC. A 16' drainage easement is shown along the northern edge of the property to protect an existing stream corridor. A 20 foot access easement is overlaid on the drainage easement to provide access to the proposed tree preservation lot, located on the west end of the property.

This request has been reviewed by both internal and external agencies and has been found to be consistent with the UDC with the exception of minor technical corrections required to address outstanding staff review comments. Prior to forwarding this plat to Council for consideration technical corrections will need to be completed.

RECOMMENDATION

Approval of the preliminary plat subject to minor technical corrections.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Preliminary Plat

SITE CHARACTERISTICS

Area (acres)	5.92 acres
Topography	Generally sloping to NW
Vegetation/Landscaping	Wooded
Watershed/Drainage	Little Bonne Femme Creek
Existing structures	Vacant

HISTORY

Annexation date	1998
Zoning District	PD
Land Use Plan designation	Residential
Previous Subdivision/Legal Lot Status	Not a legal lot.

UTILITIES & SERVICES

All utilities and services provided by the City of Columbia.

Scarborough Drive	
Location	North side of site
Major Roadway Plan	N/A
CIP projects	N/A
Sidewalk	Existing, required along extension

PARKS & RECREATION

Neighborhood Parks	Rock Quarry Park
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 this pending request via advanced notice on November 25, 2020, and a follow-up letter on December 14, 2020 due to an address database error. 72 property owner letters were sent in total.

Public information meeting recap	Number of attendees: N/A (No meeting held due to COVID-19) Comments/concerns: N/A
Notified neighborhood association(s)	Cambridge Place HOA, Forest Park South HOA, Village at Bearfield HOA, Bearfield Meadows HOA, Grindstone/Rock Quarry NA, and Bearfield Meadows NA
Correspondence received	None at the time of this report.

Report prepared by Rusty Palmer

Approved by Patrick Zenner