



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 5, 2017

Re: Northern Heights Subdivision Plat 2-A – Final Plat and Design Modifications (Case #17-178)

## Executive Summary

Approval of this request will result in the creation of a two-lot final plat to be known as “Northern Heights Plat 2-A” and grant the applicant waivers from street right-of-way dedication and sidewalk construction requirements of the Code.

## Discussion

The applicant is seeking approval of a minor replat that divides Lot 7 of Northern Heights Addition No. 1 into two lots to correct a legal nonconformity. Two single-family structures have existed on the property since their construction in the 1960's, before the property was annexed into the City of Columbia. The replat would create two legal lots which could then be sold to separate ownership.

The applicant also requests design modifications from Section 29-5.1(d) (*Sidewalks*) and Appendix A Section A.1(c) (*Local Residential Street Design Standards*) of the Unified Development Code. The subject property lies at the terminus of Flora Drive, adjacent to a creek and a completed residential development. Flora Drive sits within a 30-foot right-of-way, which intersects with Olive Street, which also has only a 30-foot right-of-way, roughly 450 feet southwest of the subject property.

The two homes on the subject parcel are set back from the street right-of-way roughly 30 feet; however, the structure on the property across Flora Drive sits just 10 feet from the front lot line. Only 65-70 feet separates the southern home on the subject parcel from the structure across Flora Drive. Only 80-90 feet separate the same home from the existing creek bed.

As a result of these constraints insufficient area to construct a standard 96-foot diameter cul-de-sac turnaround or any other fire apparatus turnaround option exists. Such a dedication would create a number of additional lot nonconformities. Furthermore, these conditions have existed since the property's annexation in the City. Due to these factors, staff supports the design modification for street right-of-way dedication.

In respect to the requested sidewalk design modification, construction of sidewalks would result in little benefit, as no other sidewalk networks exist along Flora Drive, Olive Street, or further to the southeast onto Brown Station Road. To the north, the sidewalk would encroach on the existing stream corridor, and once across the stream, would require a pedestrian easement before it could connect to walkways along Oak Meadows Drive, within the Oakland Springs subdivision. This subdivision is developed and the home arrangement is



compact; leaving little room for such an easement. Due to these factors, staff also supports the design modification for construction of sidewalks along Flora Drive.

The Planning and Zoning Commission heard this case at their August 10, 2017 meeting. Commissioners inquired about the sewer access for the two lots, which is provided by a private common collector. An offsite easement was acquired by the City's Sanitary Sewer Division in order to secure access to an existing sewer main to the south of the subject parcel. No public comment was provided regarding the matter. Following limited additional discussion, the Commission voted unanimously (9-0) to recommend approval of the PD plan.

A copy of the Planning and Zoning Commission staff report, locator maps, plat, and meeting excerpts are attached.

### Fiscal Impact

Short-Term Impact: None within the 2 fiscal years following approval of the plat. Any future expansion or replacement of the private common collector sewer would be at the expense of the developer.

Long-Term Impact: Limited. Increased costs associated with public sewer provision may or may not be off-set by user fees.

### Strategic & Comprehensive Plan Impacts

Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Public Safety, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Mobility, Connectivity, and Accessibility, Tertiary Impact: Not Applicable

### Legislative History

Date	Action
3/26/1956	Approved "Northern Heights Addition No. 1"

### Suggested Council Action

Approve "Northern Heights Plat 2-A," and the associated design modifications as recommended by the Planning and Zoning Commission.