

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
June 8, 2023**

SUMMARY

A request by Crockett Engineering (agent), on behalf of Earth Vision LLC (owner), for approval of a 1-lot final plat of A (Agricultural) zoned property to be known as Earth Vision, Plat No.1. The approximately 11.24-acre subject site is located 550' west of the intersection of Mexico Gravel Road and Ballenger Lane, and includes the address 4608 Mexico Gravel Road. **(Case # 156-2023)**

DISCUSSION

The applicant is requesting a 1-lot final plat of 11.24-acres currently zoned A (Agriculture). The site is currently improved with a single-family dwelling and accessory structure which are proposed to be removed. The property is located 550' west of the intersection of Mexico Gravel Road and Ballenger Lane, and is commonly addressed 4608 Mexico Gravel Road.

The 11.24-acre site is generally rectangular in shaped and extends ~926' directly south from Mexico Gravel Road to the rear property lines of homes fronting Timber Lane in the subdivision to the south. As each of these streets were constructed along ridgetops as is typical, the property contains opposing hillsides forming a shallow hollow divided by an intermittent stream. The stream is overlaid with a Type II Stream Buffer, which meanders the property east to west, and is joined by other stream tributaries off-site before eventually feeding into Hinkson Creek approximately 0.8-miles to the southwest. The site is heavily wooded containing 38 significant trees and climax forest of mixed species. A tree preservation plan will be required with future development of the site.

Mexico Gravel Road is identified as a major arterial on the CATSO Major Roadway Plan which requires a 106' right-of-way. The plat is dedicating the necessary additional ~11' to satisfy the required half-width. A standard 10' utility easement is being dedicated across this street frontage. An existing 20' sewer easement traverses the site through the floodplain and a 16' sewer easement is located on the eastern portion of the site. Extension of electric facilities to newly created lots is available, however domestic level voltages for temporary and permanent power is unavailable at this time given current transformer shortages. An existing 8' pedway is in place along the street. The site is served by all City utilities and requires no other public utility infrastructure expansion at this time.

The proposed final plat has been reviewed by staff and, with exceptions to minor technical corrections relating to surveyor labels and notation, it meets all requirements of the Unified Development Code.

RECOMMENDATION

Approve the final minor plat to be known as *Earth Vision, Plat No. 1* subject to technical corrections.

SUPPORTING DOCUMENTS (ATTACHED)

- 1) Locator Maps
- 2) Final Plat

SITE CHARACTERISTICS

Area (acres)	11.24
Topography	Shallow hollow
Vegetation/Landscaping	Heavily wooded – mixed hardwoods, cedar, bottomland forest and invasive species
Watershed/Drainage	Hinkson Creek
Existing structures	Single-family dwelling and accessory structure

HISTORY

Annexation date	1969
Zoning District	A
Land Use Plan designation	Neighborhood & Open Space / Greenbelt
Legal Lot Status	Not a legal lot – unplatted tracts

UTILITIES & SERVICES

Site is fully served by City of Columbia utilities and services.

ACCESS

Mexico Gravel Road	
Location	North
Major Roadway Plan	Major Arterial
CIP projects	None
Sidewalk	Existing 8' pedway

PARKS & RECREATION

Neighborhood Parks	Future John Asplough Park, 550' west; Indian Hills Park, ½ mile SE
Trails Plan	None
Bicycle/Pedestrian Plan	Mexico Gravel Road is a key roadway to bike/ped connectivity

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 May 12, 2023. 29 postcards were distributed.

Public information recap	None
Notified neighborhood association(s)	Wellington Villas NA
Correspondence received	None.

Report prepared by Brad Kelley

Approved by Patrick Zenner