

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
October 19, 2023**

**SUMMARY**

A request by Simon & Struempf Engineering (agent), on behalf of Zafar Ahmad (owner), for approval of a 12-lot preliminary plat of R-2 (Two-family Dwelling) zoned property, to be known as Mataora Subdivision Plat 4. The approximately 3.06-acre subject site is located north of Ria Street and east of Nick Court and includes the address 1501 Ballenger Lane. **(Case # 181-2023)**

**DISCUSSION**

The applicant is seeking approval of a 12-lot preliminary plat of R-2 zoned land that will be known as "*Mataora Subdivision Plat 4*". The proposed plat consists of 11 residential lots and 1 common lot. All residential lots are of sufficient area to accommodate a one or two-family dwelling. The proposed plat is a replat of four lots previously platted as Mataora Subdivision Plat 2 and Lot 2A of Columbia Fire Station # 5, Plat 2 which was recently purchased by the applicant from the City. Lot 2A also included the former Ballenger Lane/Hector Place right of way north of Ria Street.

The proposed subdivision will have lots fronting onto Ria Street along its southern boundary and will also be bisected by an extension of current Nick Court (to be renamed Nick Drive) through its northern half. The extension of Nick Court will permit lots to be located along both the north and south frontages of the roadway and result in an additional east-west roadway connection to Ballenger Lane from McKee Street. The existing cul-de-sac of Nick Court will be retained with the new extension being 50-feet wide and aligning with the northern and southern right of way lines of the existing street west of the cul-de-sac. The street extension was proposed to eliminate a potential design adjustment relating to the length of a terminal street and was seen as an improvement to overall neighborhood street connectivity.

The subject lots are served by adequate public utility infrastructure with sufficient capacity to serve the lots. The plat identifies standard 10-foot utility easements along all roadway frontages as well as easements to accommodate existing or future public infrastructure. All unplatted easements shown on the preliminary plat will be dedicated at the time of final plat approval.

With the exception of the extension of Nick Court, no other public right of way is required to be dedicated for either Ria Street or Ballenger Lane. Sidewalks will be required to be installed along all roadways abutting the property. It should be further noted that no lot access is permitted for lots that have frontage along Ballenger Lane as it is an arterial roadway.

**Conclusion**

The recent transfer of ownership of Lot 2A of the Columbia Fire Station # 5, Plat 2 to the applicant permits the proposed preliminary plat to be considered. The plat creates an opportunity to optimize the use of the R-2 acreage by fronting additional lots onto Ria Street and extending Nick Court to Ballenger Lane. The lots created meet the minimum lot requirements for two-family development and will increase the overall development yield by a total of 7 lots in contrast to the current four lots shown within the boundaries of Mataora Subdivision Plat 2. The size of the lots shown on the plat and the potential style of development are consistent with the immediately adjacent development patterns and are supported by existing infrastructure. The proposed preliminary plat has been reviewed by internal staff and external agencies, is found to comply with the UDC, and is supported for approval.

**RECOMMENDATION**

Approve the requested preliminary plat to be known as “*Mataora Subdivision Plat 4*”.

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator Maps
- Preliminary Plat

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	~ 3.06 acres
<b>Topography</b>	Sloping southwest toward Ria Street
<b>Vegetation/Landscaping</b>	Turf with limited vegetation to east and west of former Ballenger Ln/Hector Place
<b>Watershed/Drainage</b>	Hominy Branch
<b>Existing structures</b>	Vacant. Existing roadway pavement to be removed

**HISTORY**

<b>Annexation date</b>	1969
<b>Zoning District</b>	R-2
<b>Land Use Plan designation</b>	Neighborhood
<b>Previous Subdivision/Legal Lot Status</b>	Mataora Subdivision Plat 2 & Columbia Fire Station # 5 Plat 2

**UTILITIES & SERVICES**

All utilities and services provided by the City of Columbia.

**ACCESS**

<b>Ria Street</b>	
<b>Location</b>	Along south side of property
<b>Major Roadway Plan</b>	Residential Street
<b>CIP projects</b>	None
<b>Sidewalk</b>	Sidewalks required

<b>Nick Court, future Nick Drive</b>	
<b>Location</b>	Bisects north half of property
<b>Major Roadway Plan</b>	Residential Street
<b>CIP projects</b>	None
<b>Sidewalk</b>	Sidewalks required

<b>Ballenger Lane</b>	
<b>Location</b>	East of property
<b>Major Roadway Plan</b>	Major Arterial
<b>CIP projects</b>	None
<b>Sidewalk</b>	Sidewalks required

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	Within 1/4 mile of McKee St. Park
<b>Trails Plan</b>	None
<b>Bicycle/Pedestrian Plan</b>	Hominy Creek Trail

Report Approved by Patrick Zenner