

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
August 18, 2016**

SUMMARY

A request by Simon Oswald Architecture (agent) on behalf of their client, True Properties, LLC (owner) for a one-lot final plat to be known as "Mikel's Subdivision Plat 2". The subject 0.37 acre site is located at the southwest corner of Madison Street and Orange Street and is currently improved as a surface parking. **(Case 16-140)**

DISCUSSION

The applicant is proposing the combination of their two-lots, located at the southwest corner of Madison and Orange Streets. The applicant would like to combine the lots in order to prepare the parcel for construction of a 4,275 square-foot office building to house ancillary support services associated with their property to the north. The property, across Orange Street, houses True Media, LLC, for which the subject parcel is currently serving as a parking lot.

The applicant was informed by staff that an administrative plat would be the simplest way to address their desire to combine their lots. However, it is the applicant's preference to use the regular platting process in order to insure the parcel is rezoned prior to replatting, assuring their development proposal can move forward before combining the lots and limiting development options on their property. Staff has agreed to process the rezoning action (Case #16-141) concurrently with the final plat. The applicant intends to withdraw the final plat if the rezoning request is denied, to reevaluate their plans.

Setbacks on the plat reflect those on the O-P development plan for the site, that accompanies the requested rezoning from R-2 (Two-Family Residential District) to O-P (Planned Office District). Additionally, the plat will dedicate required corner truncations and an 8 feet half-width of additional right-of-way for Orange Street, which is designated as a Local Non-residential Street, requiring a 66 foot right-of-way.

The plat has been reviewed by all applicable staff and found to meet all technical requirements contained within the subdivision regulations and zoning ordinance. It is supported by staff for approval.

RECOMMENDATION

Approval of the final-minor plat for "Mikel's Subdivision – Plat 2"

SUPPORTING DOCUMENTS

Attachments

- Aerial, topographic, and utility maps
- Final Plat – Mikel's Subdivision – Plat 2

HISTORY

Annexation date	1906
Zoning District	R-2 (Two-Family Residential District)
Land Use Plan designation	Residential District
Previous Subdivision/Legal Lot Status	Lots 64 and 65, Mikel Subdivision

SITE CHARACTERISTICS

Area (acres)	0.37 acres
Topography	Flat, current use is parking lot
Vegetation/Landscaping	Turf at edges, tree coverage on south and east sides
Watershed/Drainage	Perche Creek
Existing structures	None; Parking lot encumbers majority of lot

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	
Fire Protection	
Electric	

ACCESS

Orange Street	
Location	Location
Major Roadway Plan	Major Roadway Plan
CIP projects	CIP projects
Sidewalk	Sidewalk

Madison Street	
Location	Along eastern edge of property
Major Roadway Plan	N/A (improved & City-maintained) with 50 ft existing ROW
CIP projects	N/A
Sidewalk	Sidewalks required

Mikel Street	
Location	Along western edge of property
Major Roadway Plan	N/A (improved & City-maintained) with 50 ft existing ROW
CIP projects	N/A
Sidewalk	Sidewalks required

PARKS & RECREATION

Neighborhood Parks	Approximately ¼ mile north of Worley Street Park
Trails Plan	N/A
Bicycle/Pedestrian Plan	N/A