



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 3, 2017

Re: Mattingley Subdivision – Final Plat (Case 16-158)

Executive Summary

Approval of this request will result in the creation a two-lot subdivision, to be known as “Mattingley Subdivision”.

Discussion

The applicant is proposing the subdivision of “Lot 6 of Timberlane Subdivision”, located at the northwest corner of Wren Wood Drive and Ballenger Lane. At the time of its approval, in 1964, the platted property was located within Boone County; however, was annexed into the City of Columbia in 1969. The 0.61-acre site is improved with a two-family home.

The existing lot is currently zoned R-2 (Two-Family Residential) and holds a two-family residential structure. The applicant would like to split the lot in order to prepare the parcel for construction of an additional two-family home, west of the existing structure. Lot 1, to the east, is 0.31 acres and holds the existing structure which will remain on the lot. Lot 2 will be approximately 0.38 acres, and will be developed in the future with an additional two-family structure.

Ballenger Lane is a major arterial roadway, requiring a right-of-way of 106 feet of which only 70-feet of right of way has been obtained. The proposed plat dedicates its required half-width (18-feet) to meet the Subdivision Regulation requirements. Additionally, the plat provides the required 10-foot utility easement, along both street frontages.

As a result of the additional right-of-way dedication, the current improvements will become legal-nonconforming. The northeast corner of the structure protrudes into the required side yard by approximately 1.3 feet. As this is a product of the dedication of right-of-way, the structure can remain on the property in its current state, so long as the structure is not destroyed beyond 75 percent of its reasonable valuation. If such destruction would occur the parcel would be required to be built in compliance with the new setbacks.

As part of the plat review it was determined that stormwater improvements would be required as detailed in Section 12A, Article V (Stormwater Management) of the City Code due to the subdivision of the property. Also, the construction of sidewalks will be required along all roadway frontages. Required storm water covenants and required sidewalk construction plans have been submitted and approved.

On September 22, 2016, the Planning and Zoning Commission considered this request. Following limited discussion, the Commission voted 9-0 to recommend approval of the plat.

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



Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion is not required.

Long-Term Impact: None.

Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Development, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Not Applicable

Legislative History

Date	Action
10/24/1964	Boone County approved "Timberlane Subdivision"
1969	Part of a larger annexation

Suggested Council Action

Approve the final plat as recommended by the Planning and Zoning Commission.