

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
April 19, 2018**

SUMMARY

A request by GRAM Engineering (agent), on behalf of AHJ, LLC (owner), seeking approval of a preliminary plat to be known as "Hilltop Subdivision". The subject parcel is 10.8 acres in size and is located at the current terminus of Jenne Lane at Jenne Hill Drive. A rezoning of the property (Case # 18-91) is being considered concurrently with this preliminary plat. **(Case # 18-90)**

DISCUSSION

The applicant is seeking a 2-lot, preliminary plat of their property located just east of the intersection of Jenne Lane and Jenne Hill Drive, immediately north of Highway 63. The plat would divide the parcel into two lots, with Lot 1 being roughly 2.25 acres and being developed with an 8-10 bed residential care facility. Lot 2 would remain undeveloped; however, vehicular access and infrastructure connections would be provided. A concurrent rezoning request (Case # 18-91) would rezone the property from PD (Planned District, originally O-P) to M-OF (Mixed-Use Office District). Such action would remove the requirement for an O-P development plan and allow development of Lot 1 independently from the rest of the parcel. The AHJ O-P Development Plan, approved in February 2004, includes a residential care facility that encumbers the entire parcel.

The property will be accessed via a short extension of Jenne Lane, with the provision of a permanent cul-de-sac turnaround at the northwest corner of the parcel. Additional right-of-way for this turnaround is provided on the preliminary plat, and will be dedicated on the final plat. The site is served by all City utilities; however, water and sewer extensions are required in order to reach both newly-created lots. Access to Lot 2 is provided via a 25-foot wide stem along the northern edge of the project site.

The UDC generally no longer allows stem, or flag lot arrangements except in instances where the proposed stem lot is to occur on previously unplatted land. The subject site is currently an unplatted survey tract and as such the creation of the stem lot is permitted. This arrangement allows for vehicular access to Lot 2 while limiting the amount of public roadway extension required thereby reducing the amount of public roadway for the City to maintain in the future.

Jenne Lane and Jenne Hill Drive are improved with all necessary sidewalks; however additional sidewalk construction will be required adjacent to the Jenne Lane extension, around the cul-de-sac turnaround. Jenne Lane is a MoDOT access road, and Jenne Hill Drive is a local residential street. Neither existing street is named on the CATSO Major Roadway Plan.

The preliminary plat of this property is required by code, as the subdivision of the existing lot is not consistent with the originally approved preliminary plat (O-P Plan) and will require installation of additional public infrastructure. Both sewer and water main extensions are required to serve the proposed lots on the parcel. As such, the proposed preliminary plat is considered a major replat and requires Commission approval before the final plat (Case #18-92) can be presented to Council for consideration.

The proposed preliminary plat has been reviewed by staff and is found to be compliant with all subdivisions regulations.

RECOMMENDATION

Approval of the "Hilltop Subdivision Preliminary Plat"

ATTACHMENTS

- Locator maps
- "Hilltop Subdivision Preliminary Plat"

HISTORY

Annexation date	1969
Zoning District	PD (Planned District)
Land Use Plan designation	Employment District
Previous Subdivision/Legal Lot Status	Surveyed Tract, Not a Legal Lot

SITE CHARACTERISTICS

Area (acres)	10.80 acres
Topography	Generally sloping North to South
Vegetation/Landscaping	Turf or bare
Watershed/Drainage	Perche Creek
Existing structures	None

UTILITIES & SERVICES

All utilities and services are provided by the City of Columbia

ACCESS

Jenne Lane	
Location	Abuts western edge of property
Major Roadway Plan	N/A
CIP projects	N/A
Sidewalk	Improved

PARKS & RECREATION

Neighborhood Parks	N/A
Trails Plan	N/A
Bicycle/Pedestrian Plan	N/A

PUBLIC NOTIFICATION

All property owners within 185 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of a public information meeting, which was held on March 27, 2018. 11 postcards were sent.

Public information meeting recap	Number of attendees: 0 Comments/concerns: None received
Notified neighborhood association(s)	NA
Correspondence received	None to date.

Report prepared by Rusty Palmer

Approved by Patrick Zenner