

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
April 7, 2022**

SUMMARY

A request by A Civil Group (agent), on behalf of Green Meadows Property LLC (owners), for approval of a 3-lot final plat to be known as, *Quail Creek West Plat 7*. The 0.81-acre parcel is located on the southeast corner of the intersection of Smith Drive and Louisville Drive. **(Case # 111-2022)**

DISCUSSION

The applicant is seeking approval of a three-lot final minor plat to be known as *Quail Creek Plat 7*, on their 0.81-acre site. The subdivision of the property will grant legal lot status to the lots and facilitate their development with three single-family homes. The property is zoned R-1 (One-Family Residential).

Smith Drive and Louisville Drive are both classified as neighborhood collector roadways on the CATSO Major Roadway Plan. As such, private driveway access is restricted per Section 29-5.1(f)(2)(iii) of the UDC; however, this section of the UDC grants the Director of Community Development discretion to administratively grant the access when no alternative access is practicable. The Director has reviewed the plat and granted driveway access for the three proposed lots.

Additional right-of-way (ROW) dedication is required for the Smith Drive frontage. The plat replaces the existing street easement on its northern boundary with ROW, and dedicates an additional five feet to meet the minimum standard for neighborhood collector roadways. A new corner truncation is also provided to smooth the transition from the newly-established northern property line and the existing Louisville Drive ROW. Sidewalks were previously constructed along both frontages in conjunction with the construction of the streets.

The standard street frontage utility easements are provided, with 10 feet dedicated along Smith Drive, and fifteen feet provided along Louisville Drive. Sewer service is planned to be provided at the rear of the lots. An additional sixteen foot utility easement is provided along the eastern and southern property lines to accommodate this arrangement.

The proposed final plat has been reviewed by staff and it meets all requirements of the Unified Development Code, with the exception of a few minor technical corrections that will be addressed before the plat is forwarded to Council for consideration.

RECOMMENDATION

Approval of the requested final minor plat subject to minor technical corrections.

SUPPORTING DOCUMENTS (ATTACHED)

- 1) Locator Maps
- 2) Final Plat

SITE CHARACTERISTICS

Area (acres)	0.81
Topography	Generally sloping to the west with a ridge between Lots 1 & 2
Vegetation/Landscaping	Turf
Watershed/Drainage	Perche Creek
Existing structures	None

HISTORY

Annexation date	2003
Zoning District	R-1
Land Use Plan designation	Neighborhood District
Legal Lot Status	Surveyed Tract, not a legal lot

UTILITIES & SERVICES

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

ACCESS

Smith Drive	
Location	North side of parcel
Major Roadway Plan	Neighborhood Collector
CIP projects	None
Sidewalk	Constructed

Louisville Drive	
Location	West side of parcel
Major Roadway Plan	Neighborhood Collector
CIP projects	None
Sidewalk	Constructed

PARKS & RECREATION

Neighborhood Parks	Louisville Park immediately adjacent to the south
Trails Plan	N/A
Bicycle/Pedestrian Plan	N/A

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 March 14, 2022. Eleven postcards were distributed.

Public information recap	Comments/concerns: N/A
Notified neighborhood association(s)	Stoneridge, King's Meadow
Correspondence received	None.

Report prepared by Rusty Palmer

Approved by Patrick Zenner