

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
August 10, 2017**

SUMMARY

A request by Brush and Associates (agent), on behalf of Christina and Jerold Wilson (owners), for approval of a 2-lot minor subdivision to be known as “Northern Heights Plat 2-A” and design modifications from 29-5.1(d) and Appendix A Section A.1(c) (Local Residential Street Design Standards) of the Unified Development Code related to sidewalk installation and right of way dedication requirements for residential streets. The 0.55 acres subject property is located at 2906 and 2908 Flora Drive and currently known as Lot 7 of Northern Heights Subdivision Plat 2. **(Case 17-178)**

DISCUSSION

The applicant is seeking approval of a minor replat that divides Lot 7 of Northern Heights Subdivision Plat 2 into two lots to correct a legal nonconformance. Two single-family structures have existed on the property since their construction in the 1960’s, before the property was annexed into the City of Columbia. The replat would create two legal lots, each with an existing home, which could then be sold to separate ownership.

The applicant also requests design modifications for relief from the requirement to construct sidewalks along the property’s street frontage, as well as the requirement to dedicate additional street right-of-way. The subject property lies at the terminus of Flora Drive, adjacent to a creek and a completed residential development. Flora Drive sits within a 30-foot right-of-way, which intersects with Olive Street, which also has only a 30-foot right-of-way, roughly 450 feet southwest of the subject property.

The two homes on the subject parcel are set back from the street right-of-way roughly 30 feet, however the property across Flora Drive only sits 10 feet from the front lot line. Only 65-70 feet separates the southern home on the subject parcel from the structure across Flora Drive. Only 80-90 feet separate the same home from the existing creek bed. Therefore there is insufficient area to construct a standard cul-de-sac turnaround, of 96 feet in diameter, or any other option for a fire apparatus turnaround. Such a dedication would create a number of nonconformities, and these conditions have existed since the property’s annexation. Due to these factors, staff supports the design modification for street right-of-way dedication.

The construction of sidewalks would result in little benefit, as no other sidewalk networks exist along Flora Drive, Olive Street, or further to the southeast onto Brown Station Road. To the north, the sidewalk would encroach on the existing stream corridor, and once across the stream, would require a pedestrian easement before it could connect to walkways along Oak Meadows Drive, within the Oakland Springs subdivision. This subdivision is built-out and the home

arrangement is compact; leaving little room for such an easement. Due to these factors, staff also supports the design modification for construction of sidewalks along Flora Drive.

The proposed plat has been reviewed by internal and external staff and found to meet all applicable standards of the UDC. The plat and requested design modifications are supported by staff for approval.

RECOMMENDATION

Approval of “Northern Heights Plat 2-A” and the requested design modifications.

ATTACHMENTS

- Locator maps
- “Northern Heights Plat 2-A” dated August 4, 2017

HISTORY

Annexation date	1962
Zoning District	R-1 (One-Family Residential District)
Land Use Plan designation	Employment District
Previous Subdivision/Legal Lot Status	Lot 7, Northern Heights Subdivision Plat 2

SITE CHARACTERISTICS

Area (acres)	0.52 acres
Topography	Generally flat, steep slopes at north end of property, sloping into creek
Vegetation/Landscaping	Turf/Landscaping
Watershed/Drainage	Perche Creek
Existing structures	Two Single-Family Structures

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	City of Columbia
Fire Protection	City of Columbia
Electric	City of Columbia

ACCESS

Flora Drive	
Location	Northwest edge of property
Major Roadway Plan	N/A
CIP projects	N/A
Sidewalk	Not to City Standards, Unimproved, Sidewalks/ ROW Required

PARKS & RECREATION

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