

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
December 9, 2021**

SUMMARY

A request by A Civil Group (agent), on behalf of New Haven Custom Homes LLC (owner), for a one-lot final minor plat to be known as Lakeview Plat 1. The subject site is zoned R-MF (Multi-family dwelling) and is located on the north side of Lakeview Avenue, approximately 700 feet east of Range Line Street. **(Case # 30-2022)**

DISCUSSION

The applicant is seeking approval of a one-lot final minor plat to be known as *Lakeview Plat 1*. Staff understands a single-family structure existed on the subject site until approximately 2020 when it was lost to structure fire. The applicant's intent is to bestow legal lot status to the now vacant site for the purposes of constructing a new structure. The 0.18-acre site is located on the north side of Lakeview Avenue from which it takes access.

The vacant site does not contain any existing encroachments relating to the R-MF zoning district. This plat does not create any other non-conformities in relation to the zoning standards of the UDC. Development will conform to the dimensional standards and regulations of the R-MF zoning district.

Lakeview Avenue currently has a 50' right-of-way which conforms to the street standards for a local, residential street per the UDC. Additional right-of-way dedication is not required. Sidewalk does not exist along the street frontage and will be required to be constructed by the owner when the site is developed. A standard 10' utility easement is being dedicated by the plat. The site is served by all City utilities and requires no other public utility infrastructure expansion at this time.

The proposed final plat has been reviewed by staff and it meets all requirements of the Unified Development Code.

RECOMMENDATION

Approve the requested final minor plat of *Lakeview Plat 1*, subject to minor technical corrections (i.e. technical surveying matters such as legend notation)

SUPPORTING DOCUMENTS (ATTACHED)

- 1) Locator Maps
- 2) Final Plat

SITE CHARACTERISTICS

Area (acres)	0.18
Topography	Level ground
Vegetation/Landscaping	Turf with trees along property lines
Watershed/Drainage	Bear Creek
Existing structures	None

HISTORY

Annexation date	1906
Zoning District	R-MF
Land Use Plan designation	Neighborhood

Legal Lot Status	Part of Lot 52 of E C More's Subdivision (1896)
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UTILITIES & SERVICES

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

ACCESS

Lakeview Avenue	
Location	South
Major Roadway Plan	N/A; Local residential
CIP projects	None
Sidewalk	None

PARKS & RECREATION

Neighborhood Parks	Field (1/3 mile SW)
Trails Plan	Proposed Primary Trail - Colt RR Trail (1/3 Mile SE)
Bicycle/Pedestrian Plan	None

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 November 11, 2021. Seventeen postcards were distributed.

Public information recap	Comments/concerns: N/A
Notified neighborhood association(s)	North Central Columbia NA
Correspondence received	None.

Report prepared by Brad Kelley

Approved by Patrick Zenner