

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
October 22, 2015**

SUMMARY

A request by Crockett Engineering Consultants (agent) on behalf of SAKAJOMA, LLC (owner) for approval of a 4-lot final minor plat on 1.7 acres of R-2 (Two-Family Dwelling District) zoned land, to be known as "Hamilton Acres, Plat No. 2". The subject site is located at the southwest corner of McKee Street and Alan Lane, and addressed as 1611 McKee Street. (**Case #15-160**)

DISCUSSION

The proposed subdivision is a replat of a previous subdivision, Hamilton Acres Plat 1, that was approved in 1990 and included two lots. The replat will resubdivide the same total area included in Hamilton Acres Plat 1 into four lots – two that front onto McKee Street, one that fronts Alan, and one at the intersection of the two streets. The property is currently vacant and has access to all necessary utilities.

The property is zoned R-2, and all proposed lots meet the minimum lot size of 10,000 ft² for the construction of a duplex on each lot, although single-family homes are also permitted. Sidewalk construction will be required along all right of way adjacent to the development. The development will not require the dedication of any additional right of way, as it was previously dedicated. Additionally, the plat is subject to stormwater regulations, but as of this report preparation no stormwater plan has been submitted. Approval of a stormwater management plan will be required before the plat can be forwarded to City Council for final approval.

While no additional right of way is required for adjacent streets, Public Works had previously been concerned with the current condition of Alan Lane, which is adjacent to the property on the north side. Alan Lane, which is an existing and City-maintained street, is not built to current City standards, and staff was concerned with allowing additional residential lots to be created with no other street frontage than Alan. City street standards require, among other things, that residential streets be improved with curb and gutter and have a minimum pavement width of 28 feet. The current 16 foot wide improved travel lane is approximately 12 feet narrower than what is permitted for new street construction. In addition, the Fire Department requires a minimum pavement width of 20 feet for the proper deployment of fire trucks.

In recognition of these concerns, and following conversations with staff, the applicant redesigned the subdivision by removing one lot that was located on Alan. The previous version of the plat would have created two lots that only had access onto Alan Lane, and one lot at the intersection of Alan and McKee. All three of these lots may have taken access from Alan Lane, which would have increased traffic on Alan, something staff did not support given the current road width. The revised plat has removed one lot from the overall subdivision (for a total of 4 lots), leaving only one lot (Lot 1) that fronts only onto Alan. In addition, Lot 2 (at the intersection) has a restrictive note included on the plat (note #5) that will require the driveway access for the lot be from McKee. The resulting plat will thus include only one lot that may have driveway access onto Alan.

When reviewing the requested revision, staff took into account that the subject property is currently platted as a legal lot, and a dwelling with a driveway onto Alan could legally be

constructed at any time. In recognition of the current entitlement, staff finds that the revised plat represents a reasonable solution to the concerns regarding increased traffic on Alan Lane. No additional driveways, other than what is currently allowed, will be constructed on Alan Lane.

With the exception of the submission of a stormwater plan, staff has reviewed the plat and finds that it complies with all relevant zoning and subdivision regulations and recommends approval. Until the stormwater plan is submitted, staff cannot forward the plat to City Council for consideration.

RECOMMENDATION

Approval of the final plat of “Hamilton Acres, Plat No. 2” subject to submission of a stormwater plan prior to forwarding the request to City Council for final approval.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Final Plat

SITE CHARACTERISTICS

Area (acres)	1.70
Topography	Gentle slope to south
Vegetation/Landscaping	Turf and trees
Watershed/Drainage	Hinkson Creek
Existing structures	None

HISTORY

Annexation date	1969
Zoning District	R-2 (Two-family Dwelling District)
Land Use Plan designation	Neighborhood District
Previous Subdivision/Legal Lot Status	Lots 1 & 2 of Hamilton Acres.

UTILITIES & SERVICES

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

ACCESS

McKee Street	
Location	Along east side of site.
Major Roadway Plan	Not included in MRP - Local Residential Street
CIP projects	None.
Sidewalk	Required.

Alan Lane

Location	Along north side of site.
Major Roadway Plan CIP projects	Not included in MRP - Local Residential Street Stormwater upgrade; 6-10 year project
Sidewalk	Required.

PARKS & RECREATION

Neighborhood Parks Trails Plan Bicycle/Pedestrian Plan	Within McKee Street Park service area None adjacent to site. None adjacent to site.
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Report prepared by Clint Smith

Approved by Patrick Zenner