

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
May 19, 2022**

SUMMARY

A request by A Civil Group (agent), on behalf of Green Meadows Property LLC (owner), seeking approval of a 4-lot preliminary plat of approximately 18.4-acres of R-1 (One-family Dwelling) district zoned property. The subject property is located at the southwest corner of Smith Drive and Louisville Drive and is commonly addressed 825 Louisville Drive. **(Case # 124-2022)**

DISCUSSION

The applicant is seeking approval of a preliminary plat to be known as *Quail Creek West Plat 8*. The site was previously platted as two lots as part of Quail Creek West Plat 5. Replatting this property into four lots requires the extension of public sewer which triggers the need for a revised preliminary plat. The 18.4-acre site is zoned R-1 and located southwest of the intersection of Smith Drive and Louisville Drive.

The unimproved site is encumbered by ten sinkholes within four sensitive areas totaling 8.2-acres of the site. The subject tract is proposed to be subdivided into four lots that are laid out as to provide reasonable buildable area and feasible access for single-family structures while avoiding the sensitive features. The four sensitive areas are notated as being 'not for development' on the preliminary plat. The developer will submit a geotechnical report prior to or as part of their building permit applications to ensure all building code related matters relating to construction near sinkholes have been addressed.

The site fronts Smith Drive and Louisville Drive. Louisville is a neighborhood collector on the CATSO Major Roadway Plan (MRP). Smith Drive is a local street on the MRP, but functions as a neighborhood collector. Sufficient right-of-way has been provided for each street. Section 29-5.1(f)(2)(iii) prohibits private residential driveways on collector streets unless the Community Development Department Director determines that no alternative access is practicable. In this situation, the driveways for the four lots are being shared or located in such a way to mitigate impacts to the sensitive areas and neighborhood traffic calming project. Further driveway consolidation isn't possible without locating a driveway in a sensitive area. The Director has authorized the proposed driveways as their impacts have been minimized to their maximum extent possible.

Standard utility easements were dedicated to the City via the previous plat. A 16' utility easement is being dedicated across the shared lot line of Lots 802 and 803 to ensure public sanitary sewer access to Lot 801 via a forcemain extension. Sidewalks are existing along both street frontages. Water and Electric would be provided by the City of Columbia. Fire protection services are provided by City Fire Station #6. No other public utility infrastructure expansion is required at this time.

The proposed preliminary plat has been reviewed by internal staff and external agencies and meets all requirements of the Unified Development Code.

RECOMMENDATION

Approval of the '*Quail Creek West Plat 8*' preliminary plat subject to technical corrections

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps
- Preliminary Plat

SITE CHARACTERISTICS

Area (acres)	18.42
Topography	Several sinkholes, small pond. Flat areas between sensitive features
Vegetation/Landscaping	Natural vegetation and eleven significant trees
Watershed/Drainage	Perche Creek Watershed
Existing structures	Unimproved

HISTORY

Annexation date	2003
Zoning District	R-1
Land Use Plan designation	Neighborhood
Previous Subdivision/Legal Lot Status	Two Lots on Quail Creek West Plat 8

UTILITIES & SERVICES

All utilities provided by the City of Columbia.

ACCESS

Louisville Drive	
Location	East
Major Roadway Plan	Neighborhood Collector
CIP projects	Current Traffic Calming project
Sidewalk	Existing

Smith Drive	
Location	West
Major Roadway Plan	None; Local Residential
CIP projects	Current Traffic Calming project
Sidewalk	Existing

PARKS & RECREATION

Neighborhood Parks	Louisville Park, directly east across street
Trails Plan	Proposed Perche Creek Trail, 1/3-mile West
Bicycle/Pedestrian Plan	Key roadways to bike/ped connectivity

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 via an advanced notification postcard which was mailed on March 28, 2022. 46 postcards were sent.

Public Notification Responses	One neighbor concerned with tree line on western property line
Notified neighborhood association(s)	Quail Creek NA; King's Meadow NA
Correspondence received	None