

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
March 24, 2016**

SUMMARY

A request by Crockett Engineering Consultants (agent) on behalf of Mark Pulliam (owner) for approval of a one-lot final minor plat on R-1 (One-family Dwelling District) zoned land, to be known as "The Gates, Plat No. 1-A". The 0.66-acre subject site is located at the southeast corner of Rivington Drive and Brackenhill Court, approximately 500 feet west of Abbotsbury Lane. **(Case #16-30)**

DISCUSSION

The applicant is requesting to replat property located within The Gates subdivision. The request would consolidate two existing platted lots, as well as additional property owned by Mr. Pulliam that has not been previously platted and shown as a part of a common lot on the approved preliminary plat for The Gates subdivision.

While typically this type of request would be handled administratively, the inclusion of the previously unplatted property has resulted in this item being presented for Commission and Council approval. Final plats found to be inconsistent with an approved preliminary plat, per Section 25-30, normally require the revision and resubmission of a preliminary plat prior to approval of a final plat to ensure plat consistency. In this instance, the required revision of the underlying preliminary plat will be made upon the submission of the next phase of development with The Gates subdivision due to the small size of the additional unplatted property being requested to be added to the existing platted lots.

While this alternative solution is not consistent with the requirements of Section 25-30 it recognizes that the applicant was transferred ownership of the additional unplatted property unaware of the requirements of this section and has no ability to revise and resubmit the preliminary plat for which he has obtained the small unplatted portion. If the requested plat is approved, the developer of The Gates will be obligated to revise the preliminary plat as a condition of receiving approval for the next final plat for the development. This obligation is considered the most appropriate solution to the current situation and will ensure that consistency between the preliminary plat and subsequently submitted final plats is maintained which ensures consistency with both Sections 25-27 (Final Plats) and 25-30 (Resubdivision) of the Subdivision Regulations.

Staff has reviewed the plat and found it is in technical compliance with the City's subdivision regulations.

RECOMMENDATION

Approval of the final plat for "The Gates, Plat No. 1-A".

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Final plat

SITE CHARACTERISTICS

Area (acres)	0.66
Topography	Slight slope north
Vegetation/Landscaping	None
Watershed/Drainage	Little Bonne Femme
Existing structures	Undeveloped

HISTORY

Annexation date	2005
Zoning District	R-1
Land Use Plan designation	Neighborhood District
Previous Subdivision/Legal Lot Status	Lots 127 and 128 Gates Plat 1 Rearrangement and unplatted common lot. Replat required

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	Consolidated Water District #1
Fire Protection	City of Columbia
Electric	Boone Electric

ACCESS

Rivington Drive	
Location	North side of property
Major Roadway Plan	NA
CIP projects	None.
Sidewalk	Sidewalks required

PARKS & RECREATION

Neighborhood Parks	Closest existing City park is Cascades to the northeast of the site.
Trails Plan	No trails adjacent to site.
Bicycle/Pedestrian Plan	None adjacent to site.

Report prepared by Clint Smith

Approved by Patrick Zenner