

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
August 18, 2016**

SUMMARY

A request by Crockett Engineering Consultants (agent) on behalf of Manor Homes, LLC (owner) for approval of an 8-lot preliminary plat on A-1 (Agricultural District) and R-1 (One-family Dwelling District) zoned land, to be known as "Kitty Hawk Manor, Plat No. 6". The 3.80-acre subject site is generally located at the southwest corner of Northland Drive and Parker Street. **(Case #16-137)**

DISCUSSION

The applicant is seeking approval of a preliminary plat that would include property that has been previously platted as part of Kitty Hawk Manor, Plat No. 2 and Northland Acres. The request modifies property that was included in a recently approved preliminary plat (approved 10/23/14) for Kitty Hawk Manor, and incorporates property that will allow for additional residential lots along the north side of Gypsy Moth Drive.

Access for lots 1-5 will be from Gypsy Moth Drive, which was constructed along with Kitty Hawk Manor Plat 5, located on the south side of Gypsy Moth. Lot 6 is currently developed with a single-family house, and will access Northland Drive. The preliminary plat also includes easements that will be required at the time of final platting, as well as additional right of way that will be dedicated along Northland Drive for the necessary 30-foot half-width for a neighborhood collector cross section. Sidewalks are required along all right of ways as well.

The plat includes two common lots that are not intended for single-family construction. Lot C1 is the location of the stormwater management facilities serving the development, and is intended to be deeded to the future homeowners association. The property owner desires to retain control over Lot C2, with the intent of possibly further developing the property in the future. As it is currently designated as a common lot, prior to future redevelopment, a revised preliminary plat would be required.

Staff notes that the applicant has provided information that a previously existing private covenant that restricted development on the north 100 feet of Lots 1-5, and a portion of Lot C1, has been terminated. The easement was between the previous owner of Lot 6 and the north 100 feet of Lots 1-5, and the owner of the south 20 feet of Lots 1-5. The current developer (who owns the south 20 feet) has since purchased the remainder of the property to the north that includes Lot 6, and the restriction has been removed by separate agreement. It is important to note that the restriction was between two private parties and that the City was not a party to the restriction, but the subdivisions regulations do require that the plat indicate all restrictions that could affect the development as shown. With the restriction removed, the preliminary plat is in compliance with that requirement.

The proposed final plat has been reviewed by staff, and aside from minor technical corrections, meets all requirements of the subdivision regulations.

RECOMMENDATION

Approval of the preliminary plat for "Kitty Hawk Manor, Plat No. 6".

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Preliminary plat for “Kitty Hawk Manor, Plat No. 6”
- PREVIOUSLY APPROVED “Kitty Hawk Manor” preliminary plat

| | |
|--|--|
| Annexation date | 1964 |
| Zoning District | R-1 (One-family Dwelling District); A-1 (Agricultural District) |
| Land Use Plan designation | Neighborhood District, Open Space |
| Previous Subdivision/Legal Lot Status | Lot 33, Northland Acres; Portions of Kitty Hawk Manor Plat No. 2 |

SITE CHARACTERISTICS

| | |
|-------------------------------|--|
| Area (acres) | 3.22 acres |
| Topography | Slopes to the northeast |
| Vegetation/Landscaping | Wooded over a significant portions of the property |
| Watershed/Drainage | Bear Creek |
| Existing structures | Single-family house, accessory buildings |

UTILITIES & SERVICES

| | |
|------------------------|------------------|
| Sanitary Sewer | City of Columbia |
| Water | City of Columbia |
| Fire Protection | CFD |
| Electric | City of Columbia |

ACCESS

| Parker Avenue | |
|---------------------------|--|
| Location | East side of site |
| Major Roadway Plan | Neighborhood Collector (improved & City-maintained). No additional ROW required. |
| CIP projects | None |

| Northland Drive | |
|---------------------------|---|
| Location | North side of site |
| Major Roadway Plan | Neighborhood Collector (unimproved & City-maintained), with required 60-foot ROW. |
| CIP projects | None |

PARKS & RECREATION

| | |
|--------------------------------|--|
| Neighborhood Parks | Bear Creek Park adjacent to overall site. |
| Trails Plan | Bear Creek Trail adjacent on the west of the overall site. |
| Bicycle/Pedestrian Plan | Parker and Northland recommended as complete street upon any reconstruction. |

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 a public information meeting, which was held on June 28, 2016.

| | |
|---|---|
| Public information meeting recap | Number of attendees: 3 Comments/concerns: Land use, tree preservation |
| Notified neighborhood association(s) | Northland-Parker Neighborhood Association, Oakland Manor Neighborhood Association |
| Correspondence received | None at this time. |

Report prepared by Clint Smith

Approved by Patrick Zenner