

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
June 7, 2018**

**SUMMARY**

A request by Brush & Associates (agent), on behalf of James Harris (owner), seeking approval of a 1-lot final plat to be known as "Harris Estates" and a design adjustment from Section 29-5.1(f)(1)(v) of the UDC pertaining to stem lot access. The 10.61-acre parcel located on the south side of St. Charles Road approximately 700 east of Dorado Drive and is comprised of two lots containing 0.61 acres and 10 acres. This request is being concurrently reviewed with Case # 18-104 and Case # 18-105 which propose rezoning of the 0.61 acre parcel and annexation of the 10 acre parcel. The subject property is currently unimproved. **(Case # 18-106)**

**DISCUSSION**

Mr. James Harris (owner) is seeking approval of a 1-lot final minor plat of his 10.42-acre parcel, and a design adjustment for the width of an access stem on to an A-zoned lot. The site is located on the south side of St. Charles Road; approximately 700 feet east of Dorado Drive. The proposed plat is being considered concurrently with both a rezoning of the northern portion of the parcel (Case # 18-104) and the annexation and permanent zoning of the southern portion of the parcel (Case # 18-105). Approval of these cases would combine the two parcels and rezone them to provide consistent A zoning across the entirety of the applicant's property, which he intends to develop with one single-family home.

Access to the proposed consolidated lot is being provided through an existing 25-foot wide stem that was created in 1994 with the recording of Lot 4 of Terebinths Plat 1 (northern lot of subdivision). The width of the existing stem does not comply with the provisions of Section 29-5.1(f)(1)(v) of the UDC which stipulates that stems providing access to "special purpose zones" (i.e. A-district property) must be a minimum of 30-feet in width. The intent of the heightened standard for special use districts is to provide enhanced access for zones typically traversed by large trucks or machinery (e.g. industrial, agricultural and open space uses). These standards became effective with the adoption of the UDC in March 2017.

Given the parcel in which the stem is located was created in 1994 and that the parcels on either side not owned by the applicant, provision or acquisition of the additional stem lot width is not feasible. The existing 25-foot stem is larger than the required 20-foot width for a stem lot in any other district that would be used for residential purposes which is the applicant's intent with the proposed lot combination. The existing 25-feet meet the access requirements for emergency service provision which is a minimum of 20-feet as well.

The request to approve the design adjustment is not inconsistent with the Comprehensive Plan, is not detrimental to public safety or injurious to other properties, and does not negatively affect the circulation of the site. The applicant has agreed to dedicate an irrevocable access easement over the stem to provide shared access onto St. Charles Road for the subject tract as well as the adjacent properties. St. Charles road is a major collector roadway as defined by the CASTO Plan, therefore would typically not allow private residential driveway access. For these reasons staff is supportive of the requested design adjustment.

No further roadway right-of-way dedications are necessary at this time. St. Charles road is a major collector, which requires 66 feet of right-of-way. This width is already provided by a street easement. Sidewalk along the property's St. Charles Road frontage shall be installed prior to the issuance of a certificate of occupancy for the future single-family dwelling. If the driveway approach to serve the site occupies the entire roadway frontage the driveway approach shall constitute the sidewalk construction.

The subject plat and associated design adjustment for the stem lot width have been reviewed by internal and external departments and are supported for approval subject to minor technical corrections being made prior to its forwarding to City Council for final approval.

**RECOMMENDATION**

Staff proposes the following motions for approval of this request:

1. Approval of the design adjustment to Section 29-5.1(f)(1)(v), to allow the creation of a stem lot with less than 30 feet of stem width in a special zoning district, and;
2. Approval of the “Harris Subdivision Final Plat” pursuant to minor technical corrections as directed by staff.

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator maps

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	10.42 acres
<b>Topography</b>	Slopes generally to the North and West, high point at SE
<b>Vegetation/Landscaping</b>	Wooded
<b>Watershed/Drainage</b>	Perche Creek
<b>Existing structures</b>	None

**HISTORY**

<b>Annexation date</b>	NA
<b>Zoning District</b>	Boone County R-S
<b>Land Use Plan designation</b>	Neighborhood District
<b>Previous Subdivision/Legal Lot Status</b>	Lot 4 of Terebinths Subdivision Plat 1 and survey tract

**UTILITIES & SERVICES**

All utilities and services provided by the City of Columbia upon annexation.

**ACCESS**

<b>St. Charles Road</b>	
<b>Location</b>	Access point at northern edge of property
<b>Major Roadway Plan</b>	Major Collector
<b>CIP projects</b>	N/A
<b>Sidewalk</b>	Required

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	N/A
<b>Trails Plan</b>	Approximately 200’ east of Hominy Creek Trail St. Charles Road crossing location
<b>Bicycle/Pedestrian Plan</b>	N/A

**PUBLIC NOTIFICATION**

All property owners within 185 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 May 1, 2018. 11 postcards were sent.

<b>Public information meeting recap</b>	Number of attendees: 2 (owners) Comments/concerns: None received
<b>Notified neighborhood association(s)</b>	Avalon HOA, Woodridge NA
<b>Correspondence received</b>	None to date.

Report prepared by Rusty Palmer

Approved by Patrick Zenner