

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
April 7, 2022**

**SUMMARY**

A request by A Civil Group (agent), on behalf of Green Meadows Property LLC (owners), for approval of a 3-lot final plat to be known as, *Quail Creek West Plat 7*. The 0.81-acre parcel is located on the southeast corner of the intersection of Smith Drive and Louisville Drive. **(Case # 111-2022)**

**DISCUSSION**

The applicant is seeking approval of a three-lot final minor plat to be known as *Quail Creek Plat 7*, on their 0.81-acre site. The subdivision of the property will grant legal lot status to the lots and facilitate their development with three single-family homes. The property is zoned R-1 (One-Family Residential).

Smith Drive and Louisville Drive are both classified as neighborhood collector roadways on the CATSO Major Roadway Plan. As such, private driveway access is restricted per Section 29-5.1(f)(2)(iii) of the UDC; however, this section of the UDC grants the Director of Community Development discretion to administratively grant the access when no alternative access is practicable. The Director has reviewed the plat and granted driveway access for the three proposed lots.

Additional right-of-way (ROW) dedication is required for the Smith Drive frontage. The plat replaces the existing street easement on its northern boundary with ROW, and dedicates an additional five feet to meet the minimum standard for neighborhood collector roadways. A new corner truncation is also provided to smooth the transition from the newly-established northern property line and the existing Louisville Drive ROW. Sidewalks were previously constructed along both frontages in conjunction with the construction of the streets.

The standard street frontage utility easements are provided, with 10 feet dedicated along Smith Drive, and fifteen feet provided along Louisville Drive. Sewer service is planned to be provided at the rear of the lots. An additional sixteen foot utility easement is provided along the eastern and southern property lines to accommodate this arrangement.

The proposed final plat has been reviewed by staff and it meets all requirements of the Unified Development Code, with the exception of a few minor technical corrections that will be addressed before the plat is forwarded to Council for consideration.

**RECOMMENDATION**

Approval of the requested final minor plat subject to minor technical corrections.

**SUPPORTING DOCUMENTS (ATTACHED)**

- 1) Locator Maps
- 2) Final Plat

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	0.81
<b>Topography</b>	Generally sloping to the west with a ridge between Lots 1 & 2
<b>Vegetation/Landscaping</b>	Turf
<b>Watershed/Drainage</b>	Perche Creek
<b>Existing structures</b>	None

**HISTORY**

<b>Annexation date</b>	2003
<b>Zoning District</b>	R-1
<b>Land Use Plan designation</b>	Neighborhood District
<b>Legal Lot Status</b>	Surveyed Tract, not a legal lot

**UTILITIES & SERVICES**

Site is fully served by City of Columbia utilities and services.

**ACCESS**

<b>Smith Drive</b>	
<b>Location</b>	North side of parcel
<b>Major Roadway Plan</b>	Neighborhood Collector
<b>CIP projects</b>	None
<b>Sidewalk</b>	Constructed

<b>Louisville Drive</b>	
<b>Location</b>	West side of parcel
<b>Major Roadway Plan</b>	Neighborhood Collector
<b>CIP projects</b>	None
<b>Sidewalk</b>	Constructed

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	Louisville Park immediately adjacent to the south
<b>Trails Plan</b>	N/A
<b>Bicycle/Pedestrian Plan</b>	N/A

**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 this pending request via advanced notice March 14, 2022. Eleven postcards were distributed.

<b>Public information recap</b>	Comments/concerns: N/A
<b>Notified neighborhood association(s)</b>	Stoneridge, King's Meadow
<b>Correspondence received</b>	None.

Report prepared by Rusty Palmer

Approved by Patrick Zenner