

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

SUMMARY

A request by Basinger Surveying (agent) on behalf of their client, Peggy Hendren (owner) for a two-lot final plat to be known as "Hendren Hills Subdivision". The approximate 1.99 acre property is located on the north side of Proctor Road, approximately 580 feet east of Creasy Springs Road.
(Case 16-146)

DISCUSSION

The applicant is proposing a two-lot subdivision and final-minor plat of their property, located on the north side of Proctor Drive east of Creasy Springs Road. Lot 1 is approximately 1.74 acres and Lot 2 is approximately 0.23 acres and the proposed lot arrangement allows both parcels access to Proctor Drive. The existing structures on the site will remain upon their respective lots following approval of this request.

The plat identifies the required 25-foot front yard setback along Proctor Drive. The existing structure on Lot 2 encroaches into this setback by approximately 5 feet; however, would be considered a legal non-conformity upon plat approval. Repairs and restoration of the home are permitted provided the level of non-conformity is not increased. If the home were destroyed greater than 75% of its reasonable valuation it may be rebuilt, but must comply with the platted 25-foot setback.

The structure on Lot 1 is an existing barn which is considered an accessory use to the home that be located on Lot 1. Per the zoning code accessory structures cannot be on a lot without a principle use. The applicant intends on using Lot 1 as an agriculture plot with a small vegetable garden and a number of bee hives. This use is permitted in the R-1 district; therefore, the existing barn can remain since it would be considered an accessory use to the primary use of Lot 1 which will be agriculture.

The proposed subdivision does not require extension of any public utilities; however, a 20-foot utility easement is being provided adjacent to Proctor Drive to cover an existing telephone cable and allow for future utility extensions. Furthermore, additional road right-of-way is being dedicated to permit Proctor Drive to become compliant with the width requirements for a local residential streets.

The applicant is seeking a waiver (granted by the Utilities Department) to the requirements of Article IV of Chapter 12A of the municipal code, relating to stormwater management on the site since it is a redevelopment containing over an acre. The applicant is seeking the waiver because the platting action will leave the site mostly unchanged. The only increase in stormwater runoff will come from newly constructed sidewalk which is a requirement of the platting action.

The plat has been reviewed by all applicable staff and has been found to meet all technical requirements within the subdivision regulations and zoning ordinance. With the exception of the requested stormwater regulations variance staff is supportive of plat approval. If the applicant fails to obtain approval of the stormwater variance such features would be required to be installed prior to the release of the performance contract associated with this development.

RECOMMENDATION

Approval of the final-minor plat for “Hendren Hills Subdivision”

SUPPORTING DOCUMENTS

Attachments

- Aerial, topographic, and utility maps
- Final Plat – Hendren Hills Subdivision

HISTORY

| | |
|----------------------------------------------|---------------------------------------|
| Annexation date | 1964 |
| Zoning District | R-1 (One-Family Residential District) |
| Land Use Plan designation | Neighborhood District |
| Previous Subdivision/Legal Lot Status | Not a legal lot |

SITE CHARACTERISTICS

| | |
|-------------------------------|----------------------------------------------------------------------------------|
| Area (acres) | 3.0 acres |
| Topography | Slopes generally from southeast to northwest |
| Vegetation/Landscaping | Landscaping and turf over majority of site, with wooded area at northwest corner |
| Watershed/Drainage | Perche Creek |
| Existing structures | Home in southeast quadrant of parcel |

UTILITIES & SERVICES

| | |
|------------------------|----------------------------|
| Sanitary Sewer | City of Columbia |
| Water | City of Columbia |
| Fire Protection | Columbia Fire Department |
| Electric | Boone Electric Cooperative |

ACCESS

| Proctor Drive | |
|---------------------------|--------------------------------------------------------------------|
| Location | Abuts southern edge of property |
| Major Roadway Plan | Local residential street (50ft ROW required) |
| CIP projects | 10+ Year street project: Proctor – Bear Creek to Creasy Springs Rd |
| Sidewalks | Sidewalks required |

PARKS & RECREATION

| | |
|--------------------------------|-----------------------------------------------------------------|
| Neighborhood Parks | Approximately ¼ mile west of Proctor Park and Garth Nature Area |
| Trails Plan | No trails planned adjacent to site. |
| Bicycle/Pedestrian Plan | N/A |

Report prepared by Russell Palmer Approved by Patrick Zenner