

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
January 18, 2018**

SUMMARY

A request by Brush and Associate (agent) on behalf of Trevor Lally (owner) for approval of a one-lot subdivision of M-N (Mixed Use- Neighborhood) zoned property, to be known as "CGS Subdivision Plat 2." The .78-acre subject site is located at 4006 W. Broadway (**Case #18-22**).

DISCUSSION

The applicant is seeking approval of a final minor plat for one lot. The existing .78-acre lot is shown as Tract 2 (two) on a survey recorded on August 24, 1982 and is presently improved with a single building and asphalt parking lot. The property is zoned M-N, which allows the present use of a daycare facility.

Subdivision will not change the property's existing dimensional configuration or access. The property is accessed via a private drive and is addressed 4006 Broadway. The private drive provides access to a city-owned utility building on property directly north of the subject site (Deep Well No. 9; out of service), Jimmy John's Gourmet Sandwiches (4008 W. Broadway), a multifamily building (4010 W. Broadway) and the Bright Star Learning Center (4006 W. Broadway). Public works staff is exploring wayfinding signage to direct motorists traveling from W. Broadway.

Given that the property has never been formally platted, the Planning and Zoning Commission is permitted to consider the creation of tier lots in accordance with the the criteria outlined in section 29-5.1 (f)(1)(iii). Below are the three criteria for considering requests to create tier/stem lots. Staff's response is shown in **bold text**.

1. Use of a stem, or tier lot, must be the only feasible means of access due to extreme topographic conditions.

The proposed stem is not necessitated due to extremely steep slopes; however, the parcel is presently accessed off the existing private drive which creates the stem component of the stem lot, and the private drive is the only practicable access to the land-locked property. The westward then southward approach of the private drive accommodates the drainage ditch directly south of West Broadway.

2. The stem portion of the lot leading to the buildable area cannot be longer than 250 feet, and must be 20 to 59 feet wide, and may not be included within any required yard area.

The proposed stem is 20 feet wide, 135.65 feet long, and is not included in any required yard area.

3. A tier lot must not endanger the public health, safety, and general welfare.

Permitting the creation of the stem lot would not endanger the public health, safety, or general welfare. The twenty foot private drive provides adequate access for emergency vehicles.

RECOMMENDATION

The proposed plat will confer legal lot status upon the property to allow additional redevelopment on the site in conformance with the M-N District. No additional right-of-way upgrades were required as a condition of the subdivision, and all necessary utility easement dedications are provided on the plat. The proposal meets all applicable subdivision standards under the Unified Development Code. The plat is supported by staff for approval.

RECOMMENDATION

Approval of the final plat for "CGS Subdivision Plat 2".

- Locator maps
- Final Plat: CGS Subdivision Plat 2

HISTORY

Annexation date	1966
Zoning District	M-N (Mixed Use- Neighborhood)
Land Use Plan designation	Commercial District
Previous Subdivision/Legal Lot Status	Surveyed Tracts

SITE CHARACTERISTICS

Area (acres)	.78 acres
Topography	Generally sloping NW toward the western site boundary
Vegetation/Landscaping	Generally turf with some trees
Watershed/Drainage	Perche Creek
Existing structures	Building (daycare) and parking

UTILITIES & SERVICES

All utilities and services provided by the City of Columbia.

ACCESS

Private Driveway connected to former W. Broadway alignment	
Location	Along northern edge of property (private drive)
Major Roadway Plan	N/A, Private Drive
CIP projects	None
Sidewalk	Unimproved, private access drive

PARKS & RECREATION

Neighborhood Parks	Rothwell Park is located 350 feet to the south
Trails Plan	1 mile east of the proposed Perche Creek Trail and .7 miles south of proposed Harmony Creek Trail
Bicycle/Pedestrian Plan	Broadway bike/ped improvements westward to the Perche Creek Trail (proposed)