

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
July 22, 2021**

SUMMARY

A request by Simon & Struempf Engineering (agent), on behalf of Jeremy Spillman and Brooks Chandler (owners), seeking approval of a final minor plat of 2.40 acres to be known as OPR Subdivision. The parcel is located at 200 West Old Plank Road. The lot is currently zoned R-MF (Residential Multi-Family) and the purpose of the plat is to secure legal lot status for redevelopment. (Case # 200-2021)

DISCUSSION

The applicant is seeking approval of a final minor plat on approximately 2.4 acres of property located on the south side of Old Plank Road just west of Bethel Church Road. The site was annexed into the City in December of 2020 (Case # 2-2021) at which time it was permanently zoned R-MF (Multi-Family Residential). The proposed plat would establish legal lot status on the property which will permit issuance of building permits for proposed multi-family redevelopment. As for report preparation, no plans had been submitted for development upon the parcel.

As shown on the plat, an additional 33 feet of right-of-way will be dedicated for Old Plank Road to ensure adequate right-of-way is available as required by the UDC for a neighborhood collector. The proposed additional ROW dedication will allow the required sidewalk to be constructed within the public right-of-way. The plat also provides the required ten-foot utility easement along the same frontage.

The site is encumbered by two crossing utility easements, which are generally laid in the four cardinal directions. Each easement is 30 feet in width, and they intersect near the center of the property, immediately southwest of the existing shed structure, depicted on the plat. These easements will limit the development capabilities of the property, and therefore redevelopment of the property may require easement vacations and relocation of the existing overhead power lines, which will be at the owner's expense.

Staff has reviewed the plat and finds it to be fully compliant with the subdivision provisions of the UDC and all other applicable requirements, pursuant to minor technical corrections to address comments made by the City Surveyor. No design adjustments have been sought.

RECOMMENDATION

Approval of the OPR Subdivision Final Plat, pursuant to minor technical corrections.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Final Plat

SITE CHARACTERISTICS

Area (acres)	2.4 acres
Topography	Generally slopes southeasterly
Vegetation/Landscaping	Turf & Wooded Area
Watershed/Drainage	Little Bonne Femme Creek
Existing structures	Shed

HISTORY

Annexation date	2020
Zoning District	R-MR
Land Use Plan designation	Neighborhood District
Previous Subdivision/Legal Lot Status	Not a legal lot.

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	Consolidated Water # 1
Fire Protection	Boone County Fire Protection District – Station 8
Electric	Boone Electric

ACCESS

Old Plank Road	
Location	North side of property
Major Roadway Plan	Neighborhood Collector
CIP projects	None
Sidewalk	Sidewalks Required

PARKS & RECREATION

Neighborhood Parks	N/A
Trails Plan	N/A
Bicycle/Pedestrian Plan	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 on June 29, 2021. Seventeen postcards were distributed.

Report prepared by Rusty Palmer

Approved by Patrick Zenner