

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
December 9, 2021**

SUMMARY

A request by A Civil Group (agent), on behalf of Finley and Rebecca Gibbs (owners), for a one-lot final minor plat to be known as Quarry Heights Plat 7. The subject site is zoned R-1 (One-family dwelling) and is located on the south side of Rollins Road, approximately 950 feet east of S. Greenwood Avenue. **(Case # 32-2022)**

DISCUSSION

The applicant is seeking approval of a one-lot final minor plat to be known as *Quarry Heights Plat 7*. The vacant site consists of an unplatted tract and the western portion of Lot 1 of Quarry Heights Block 3 which is split in half by Rollins Road. The applicant's intent is to bestow legal lot status on the acreage for the purposes of constructing a new structure. The 0.88-acre site is located on the south side of Rollins Road approximately 950 feet east of S. Greenwood Avenue.

The site is located downhill of a small ridgetop over which East Rollins Road is constructed before connecting to Redbud Lane in the creek bottom to the southeast. A small intermittent tributary of Flat Branch is situated across Rollins Road to the east of this property. The subject site slopes downward from west to east at approximately an 8-10% grade before reaching Rollins Road. This elevation is akin to the six developed lots located along Rollins Road to the north. The site is heavily wooded with young flora containing tree species typically found within riverfront or bottomland forest (Sycamore, Cottonwood, etc.).

The vacant site does not contain any existing encroachments relating to the R-1 (One-family Dwelling) zoning district. This plat does not create any other non-conformities in relation to the zoning standards of the UDC. Development will conform to the dimensional standards and regulations of the R-1 zoning district.

The site has frontage on and takes access from Rollins Road which is a local residential street. Right-of-way dedication is not required for the northern portion of the site. However, right-of-way dedication from the 1950 plat is insufficient to determine the right-of-way's exact location so a 25' half-width is being dedicated which resolves the issue. Sidewalk does not exist along the street frontage and is required with new development.

A standard 10' utility easement is being dedicated by the plat. A 16' sewer utility easement is being dedicated along the southern portion of the site to accommodate a future sewer extension project. The site is served by all City utilities and requires no other public utility infrastructure expansion at this time.

The proposed final plat has been reviewed by staff and it meets all requirements of the Unified Development Code.

RECOMMENDATION

Approve the requested final minor plat of *Quarry Heights Plat 7*

SUPPORTING DOCUMENTS (ATTACHED)

- 1) Locator Maps
- 2) Final Plat

SITE CHARACTERISTICS

Area (acres)	0.88
Topography	Approximate 8-10% downslope from west to east
Vegetation/Landscaping	Heavily wooded
Watershed/Drainage	Flat branch
Existing structures	None

HISTORY

Annexation date	1905 and 1952
Zoning District	R-1
Land Use Plan designation	Neighborhood
Legal Lot Status	Unplatted and western part of Lot 1 of Quarry Heights Block 3 (1950)

UTILITIES & SERVICES

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

ACCESS

Rollins Road	
Location	North and East
Major Roadway Plan	N/A; Local residential
CIP projects	None
Sidewalk	None

PARKS & RECREATION

Neighborhood Parks	MKT Trail (1/4 mile SE); MLK Jr. Memorial at Battle Garden (1/3 mile SW); Grasslands Park (1/3 mile E)
Trails Plan	Existing MKT Trail (1/4 mile SE)
Bicycle/Pedestrian Plan	None

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 November 11, 2021. Twenty-two postcards were distributed.

Public information recap	Comments/concerns: N/A
Notified neighborhood association(s)	Quarry Heights NA; Historic Old Southwest NA
Correspondence received	None.

Report prepared by Brad Kelley

Approved by Patrick Zenner