

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
May 19, 2022**

**SUMMARY**

A request by Brush & Associates (agent), on behalf of Kim Schwartzkopf (owner), for approval of a 1-lot final plat to be known as, *Oakwood Hills Plat 8*. The 0.49-acre parcel is located at 900 Sycamore Lane. The proposed plat would combine two adjacent lots owned by the applicant. **(Case # 148-2022)**

**DISCUSSION**

The applicant is seeking approval of a one-lot final minor plat, containing 0.49 acres, to be known as *Oakwood Hills Plat 8*. The proposed plat will combine Lot 7 and part of Lot 8 of Oakwood Hills Subdivision Block 4 into single parcel so that the applicant's site improvements are located on one legal lot. The property is zoned R-1 (One-Family Dwelling).

No additional right-of-way (ROW) dedication is required for Sycamore Lane at this time. The existing ROW is 50 feet in width. Sidewalks are required along the subject parcel's entire frontage, for which a performance contract has been submitted. The standard 10-foot street frontage utility easement is provided by the plat. An existing 16-foot utility easement is denoted on the plat along the southern property line, which was dedicated by the original Oakwood Hills Subdivision Block Four final plat.

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

**RECOMMENDATION**

Approval of the requested final minor plat.

**SUPPORTING DOCUMENTS (ATTACHED)**

- 1) Locator Maps
- 2) Final Plat

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	0.49
<b>Topography</b>	Generally flat
<b>Vegetation/Landscaping</b>	Turf, improved
<b>Watershed/Drainage</b>	Perche Creek
<b>Existing structures</b>	Single-family home, pool, outbuildings

**HISTORY**

<b>Annexation Date</b>	1964
<b>Zoning District</b>	R-1
<b>Land Use Plan Designation</b>	Neighborhood District
<b>Legal Lot Status</b>	Lot 7 & part of Lot 8, Oakwood Hills Block Four

**UTILITIES & SERVICES**

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

**ACCESS**

<b>Sycamore Lane</b>	
<b>Location</b>	North side of parcel
<b>Major Roadway Plan</b>	N/A
<b>CIP projects</b>	None
<b>Sidewalk</b>	Required

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	Oakwood Hills Park ½ mile NW of site
<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. Thirty-two postcards were distributed.

<b>Public information recap</b>	Comments/concerns: N/A
<b>Notified neighborhood association(s)</b>	Green Meadows NA
<b>Correspondence received</b>	None.

Report prepared by Rusty Palmer

Approved by Patrick Zenner