

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
June 8, 2023**

SUMMARY

A request by Crockett Engineering (agent), on behalf of Enrich Properties, LLC. (owner), for approval of a 1-lot final plat of R-MF (Multi-family Dwelling) zoned property to be known as Havelka Subdivision, Plat No. 2. The approximately 2.81-acre subject site is located 775' southeast of the intersection of Hillsdale Road and I-70 Drive Southeast, and includes the addresses 4206 & 4208 I-70 Drive Southeast. **(Case # 146-2023)**

DISCUSSION

The applicant is requesting a 1-lot final plat of R-MF (Multi-family Dwelling) zoned property encompassing 2.81-acres. The site is currently improved with two quadplexes, addressed 4206 and 4208 I-70 Drive Southeast, which share an access drive onto I-70 Drive Southeast. The property is located ~775' southeast of the intersection of Hillsdale Road and I-70 Drive Southeast.

The site currently comprises four parcels with each quadplex on its own unplatted tract while the two remaining, unimproved parcels are halves of Lot 1 of Havelka Subdivision approved in 1971. The southern portion of existing Lot 1 is within the floodplain, encumbered with FEMA-regulated floodway, and overlaid with a Type I Stream Buffer associated with the Hominy Creek which traverses the site. The Hominy Creek Trail is constructed along the northern side of the stream and a trail easement is in place. There are six significant trees on-site generally located in the center of the proposed lot.

The site contains two existing encroachments relating to the R-MF zoning district in that the quadplexes are constructed within the 25' front yard setback and a 15' gas easement. These non-conformities may not be expanded or exacerbated pursuant to Section 29-6.5 (Nonconformities) of the UDC. This plat does not create any other non-conformities in relation to the zoning standards. Future development will conform to the dimensional standards and regulations of the R-MF zoning district.

I-70 Drive Southeast has sufficient right-of-way (40' half-width) and no further ROW dedication is required. Several previously recorded utility easements are shown on the plat to serve the existing development. A standard 10' utility easement is being dedicated across the street frontage. Extension of electric facilities to newly created lots is available, however domestic level voltages for temporary and permanent power is unavailable at this time given current transformer shortages. Sidewalk does not exist along the street frontage and will be required to be constructed by the owner when the site is developed. 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, with exception of minor technical corrections under review, it meets all requirements of the Unified Development Code.

RECOMMENDATION

Approve the final minor plat to be known as *Havelka Subdivision, Plat No. 2* subject to minor technical corrections.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps
- Final Plat

SITE CHARACTERISTICS

Area (acres)	2.81
Topography	Existing structures at street grade, from here declining southwardly to the streambed of Hominy Creek
Vegetation/Landscaping	Natural vegetation and wooded area near stream
Watershed/Drainage	Hominy Creek
Existing structures	Two quadplexes

HISTORY

Annexation date	1969
Zoning District	R-MF
Land Use Plan designation	Neighborhood & Open Space / Greenbelt
Legal Lot Status	Not a legal lot – two unplatted tracts and one existing lot

UTILITIES & SERVICES

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

ACCESS

I-70 Drive Southeast	
Location	North
Major Roadway Plan	Major Collector
CIP projects	None
Sidewalk	None

PARKS & RECREATION

Neighborhood Parks	None
Trails Plan	Hominy Creek Trail, on site
Bicycle/Pedestrian Plan	I-70 Dr SE is a key roadway to bike/ped connectivity

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 May 1, 2023. Thirteen postcards were distributed.

Public information recap	Inquiry from adjacent neighbor
Notified neighborhood association(s)	None
Correspondence received	None.

Report prepared by Brad Kelley

Approved by Patrick Zenner