

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
September 22, 2016**

SUMMARY

A request by Brush & Associates (agent) on behalf of Donald Mattingley (owner) for a two-lot subdivision to be known as “Mattingley Subdivision, Plat 1”. The 0.75-acre subject site is located at the northwest corner of the intersection of Wren Wood Drive and Ballenger Lane, and is addressed as 4703 and 4705 Wren Wood Drive. **(Case 16-153)**

DISCUSSION

The applicant is proposing the subdivision of their lot that is currently zoned R-2 (Two-Family Residential) and improved with a duplex. The purpose for the subdivision is to split the lot in order to prepare the parcel for construction of an additional duplex, west of the existing structure. Proposed Lot 1 (0.31 acres) will be improved with the existing duplex. Lot 2 (0.38 acres) will be created for future duplex development.

Ballenger Lane is a major arterial roadway, requiring a right-of-way of 106 feet. At present the roadway has only 70 feet of right of way. The plat shows an additional 18 feet of right-of-way being dedicated on the subject site to ensure that the 53-foot half-width of Ballenger Lane is maintained. Additionally, the plat shows the required 10-foot utility easement along both street frontages (Ballenger and Wren Wood Drive).

As a result of the additional right-of-way dedicated the existing structure will become a legal-nonconformity. The northeast corner of the structure protrudes into the required side yard by approximately 1.3 feet. Since the non-conformity is being created as a result of the required half-width right-of-way dedication the structure can remain on the property in its current state so long as it is not destroyed beyond 75 percent of its reasonable valuation. If such destruction were to occur or the property is redeveloped with a new structure it would need to comply with then required setback standards.

As part of the review process, staff determined that stormwater improvements would be required as detailed in Section 12A, Article V. (Stormwater Management) due to the subdivision of the property. Also, the construction of sidewalks is required along all roadway frontages. Stormwater and sidewalk plans have been submitted to the City and are under review. Approval of the plans would need to occur prior to the proposed plat being forwarded to City Council for approval.

The plat has been reviewed by all applicable staff and has been found to meet all technical requirements within the subdivision regulations and zoning ordinance.

RECOMMENDATION

Approval, subject to the storm water and sidewalk plans being approved prior to forwarding to Council.

SUPPORTING DOCUMENTS

Attachments

- Aerial, topographic, and utility maps
- Final Plat – Mattingley Subdivision – Plat 1

HISTORY

Annexation date	1969
Zoning District	R-2 (Two-Family Residential)
Land Use Plan designation	Neighborhood District
Previous Subdivision/Legal Lot Status	Lot 6 Timber Lane Subdivision, Recorded in Book 7, Page 75

SITE CHARACTERISTICS

Area (acres)	0.75 acres
Topography	Gently sloping from East to West
Vegetation/Landscaping	Turf grass
Watershed/Drainage	Perche / Hinkson Creek Watershed
Existing structures	Duplex on eastern half, concrete pad site on western half

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	
Fire Protection	
Electric	

ACCESS

Highway PP / Ballenger Lane	
Location	East side of site
Major Roadway Plan	Major Arterial (improved & City-maintained). 53-ft half-width ROW needed.
CIP projects	10+ year street improvement

Wren Wood Drive	
Location	South side of site
Major Roadway Plan	Neighborhood Collector (improved & City-maintained). 30-ft ½ width ROW needed.
CIP projects	10+ year street improvement

PARKS & RECREATION

Neighborhood Parks	¼ mile northwest of Indian Hills Park
Trails Plan	No trails planned adjacent to site.
Bicycle/Pedestrian Plan	Eight-foot wide sidewalk/pedway is needed along east side of PP/Ballenger Lane

Report prepared by Russell Palmer Approved by Patrick Zenner