

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
April 8, 2021**

**SUMMARY**

A request by McClure Engineering Co. (agent), on behalf of Marshall and Sylvia Murray, William Orscheln, and Angelica and Lee Hardy (owners), seeking approval of a 3-lot final minor plat to be known as Thornbrook Plat 7A. The proposed plat will reconfigure 3 existing platted lots and plat for the first time a survey tract. All property involved in this platting action are zoned R-1 (One-Family Dwelling). The approximately 10.4-acre site is located approximately 0.67 miles west of the intersection of Highway KK and Scott Boulevard. **(Case #109-2021)**

**DISCUSSION**

The applicant is seeking approval to replat 3 lots from an existing subdivision, *Thornbrook Plat 7*, in combination with platting an adjacent tract to the east, commonly addressed as 5971 S Highway KK, on a plat to be known as *Thornbrook Plat 7A*. The subject site is improved with two single-family structures, taking access from Bridlewood Court, and the Thornbrook Pump Station which takes access from Route KK and is operated by the Sewer Utility. The approximately 10.4-acre site is located approximately 0.67 miles west of the intersection of Highway KK and Scott Boulevard.

The site's environs consist of a 7.87-acre lake to the north that is owned by the Thornbrook Home Owner Association. The lake has an outfall stream that travels south through the presently unplatted property and forms the floor of a shallow valley bounded by two ridges to the east and west, respectively. A 175' wide level II stream buffer follows the centerline of this stream making this stream corridor undevelopable. The wooded areas on-site consist of several significant trees, mostly hardwoods with Oak being the dominant species. The eastern portion of the site, presently unplatted, contains a ridge slope with some grades steeper than 25%. The stream buffer, tree preservation, significant trees, and steep slopes are all shown on the attached Land Analysis Map.

Right-of-way is being dedicated on this plat in the form of an additional 3' on Route KK. A standard 10' utility easement is being granted along the Route KK frontage. A 20' electric utility easement is being granted over the existing overhead power line that serves the pump station. Three 16' sewer utility easements connect the pump station northwest to the Thornbrook subdivision, east to another part of the residential subdivision, and south to Route KK. Lot 103 is within City water service territory but will require a water main extension when the lot is developed. Sidewalks will be required along the Route KK frontage. No other public utility infrastructure expansions are required at this time.

**Lot Configuration**

The subject site proposes three lots as follows: Lot 101 consolidates existing Lot 224 and most of Lot 225, from *Thornbrook Plat 7* on the western ridge, and extends the property owner's boundary line to Route KK through the surveyed tract; Lot 102 takes the remaining part of Lot 225 and extends the boundary of the lot to Route KK through the surveyed tract; Lot 103 consists of the remaining 3.26-acres of the surveyed tract to the east. The previously unplatted tract is being split across the outfall stream whereby the property lines of Lot 102 and 103 generally follow the path of the stream.

Lot 101 is presently improved with a single-family structure built over a lot line. Replatting this lot will resolve that non-conformity. This lot reconfiguration does extend the property line to Route KK. However, residential driveways are prohibited on collector streets, such as Route KK, unless no other

access is practical. As this lot currently has access to Bridlewood Court, access to Route KK is prohibited.

Lot 102 contains a single-family structure and the Thornbrook Pump Station. The portion of this lot that is being expanded beyond the existing home site is mostly undevelopable as it falls within the stream buffer. Similarly to Lot 101, this lot extends to Route KK but access will be prohibited for the same reason as Lot 101. There is an existing gravel road that serves the pump station from Route KK but the property owner will need to seek an agreement through City Council granting explicit permission for use of this access road. As the lot has another access, from Bridlewood Court, the Sewer Utility has stated that they are not amenable to granting access at this time.

Lot 103 is unimproved and limited to developing the eastern corner at the top of the ridge, which contains the adjacent Thornbrook Plat 8, due to the stream buffer, steep slopes and significant trees on the lot's western half. Development will take access from Route KK via an existing paved driveway that serves the adjacent, county tract to the south that is commonly addressed 5961 S Highway KK.

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 *Thornbrook Plat 7A*, subject to technical corrections.

### **SUPPORTING DOCUMENTS (ATTACHED)**

- 1) Locator maps
- 2) Final Plat
- 3) Land Analysis Map

### **SITE CHARACTERISTICS**

<b>Area (acres)</b>	10.4
<b>Topography</b>	Shallow valley between western and eastern ridges
<b>Vegetation/Landscaping</b>	Mostly wooded. Turf on home sites of Lot 101 & 102
<b>Watershed/Drainage</b>	Perche Creek
<b>Existing structures</b>	Lot 101 – single-family structure; Lot 102 – single-family structure and Thornbrook Pump Station; Lot 103 - none

### **HISTORY**

<b>Annexation date</b>	2001
<b>Zoning District</b>	R-1
<b>Land Use Plan designation</b>	Neighborhood
<b>Previous Subdivision/Legal Lot Status</b>	Lot 101 consists of Lot 224 & 225 from Thornbrook Plat 7 and part of an unplatted tract. Lot 102 consists Lot 226 from Thornbrook Plat 7 and part of an unplatted tract. Lot 103 consists of part of a previously unplatted tract

## **UTILITIES & SERVICES**

<b>Sanitary Sewer</b>	City of Columbia
<b>Water</b>	City of Columbia
<b>Fire Protection</b>	City of Columbia
<b>Electric</b>	City of Columbia

## **ACCESS**

<b>Route KK</b>	
<b>Location</b>	South
<b>Major Roadway Plan</b>	Major Collector
<b>CIP projects</b>	MoDOT Maintained
<b>Sidewalk</b>	None

<b>Bridlewood Court</b>	
<b>Location</b>	Northwest
<b>Major Roadway Plan</b>	NA; local residential
<b>CIP projects</b>	None
<b>Sidewalk</b>	Existing

## **PARKS & RECREATION**

<b>Neighborhood Parks</b>	None
<b>Trails Plan</b>	None
<b>Bicycle/Pedestrian Plan</b>	Route KK 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 on March 10, 2021. 30 postcards were distributed.

<b>Public information meeting recap</b>	Number of attendees: N/A (No meeting held due to COVID-19) Comments/concerns: N/A
<b>Notified neighborhood association(s)</b>	None
<b>Correspondence received</b>	Phone Call - One neighbor concerned with Lots 101 and 102 appearing to take access from Rt KK and another concern with the private covenants currently imposed on those lots

Report prepared by Brad Kelley

Approved by Patrick Zenner