

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
May 6, 2021**

SUMMARY

A request by Crockett Engineering (agent), on behalf of The Eric-Lori Kurzejeski Trust (owners), for approval of a 35-lot preliminary plat to be known as "Timberbrook." The 21.21-acre subject parcel is located on the west side of Scott Boulevard across from Copperstone Creek Drive. The preliminary plat depicts 32 single-family lots and 1 common lot. Additional lots D1 and D2 are designated for an existing City-owned stormwater BMP and for access to the existing home, respectively. **(Case 131-2021)**

DISCUSSION

The applicant seeks approval of a 35-lot preliminary plat on the 21.21-acre parcel located on the west side of Scott Boulevard across from Copperstone Creek Drive. The proposed preliminary plat is being reviewed concurrently with the proposed permanent zoning (Case # 132-2021) of the acreage, subject to annexation. Lots 1-32, shown on the plat, are intended for development with single-family detached homes. Lot C1 is intended for open space and stormwater mitigation. Much of Lot C1 is encumbered by floodway; therefore, cannot be improved. Lot D1 holds a City-owned stormwater detention facility, and Lot D2 is a remnant of this plat that will be transferred to the owners of the existing home fronting Scott Boulevard, owned by Aaron and Kristin Catron, to replace their existing access that will be eliminated as part of the development of the adjoining acreage.

A private sewer service lateral currently serves the Catron home that crosses a number of the proposed lots to the southwest. The location is not permitted and the developer will be required to provide a public main extension, between Lots 6 and 7, to serve the Catron home as part of the construction plans for the development. Upon installation and acceptance of the new main, the existing lateral will be abandoned. All other necessary utility easements are provided on the plat.

Lots 17 and 18 are partially encumbered by stream buffer, so as a means of permitting development on these lots, additional stream buffer (stream buffer averaging) is proposed on Lot C1 in exchange for the stream buffer impacted on those lots. Additional right-of-way for Scott Boulevard is also proposed along the parcel's frontage, and standard 50-foot right-of-ways are provided for Kuzzie Court and Vecchi Lane to serve each proposed lot.

This request has been reviewed by both internal and external agencies and has been found to be consistent with the UDC with the exception of minor technical corrections. Prior to forwarding this plat to Council all technical corrections will need to be addressed.

RECOMMENDATION

Approval of the preliminary plat subject to minor technical corrections.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Preliminary Plat for "Timberbrook"

SITE CHARACTERISTICS

Area (acres)	21.21 acres
Topography	Minimal slope toward stream corridor at SW
Vegetation/Landscaping	Wooded/Pastureland
Watershed/Drainage	Mill Creek
Existing structures	None

HISTORY

Annexation date	NA
Zoning District	Boone County R-S
Land Use Plan designation	Open Space / Greenbelt and Residential
Previous Subdivision/Legal Lot Status	Not a Legal Lot

UTILITIES & SERVICES

All utilities provided by the City of Columbia. Fire service will be provided jointly between the City and County fire services.

ACCESS

Scott Boulevard	
Location	Eastern edge of property
Major Roadway Plan	Major Arterial
CIP projects	None
Sidewalk	Required

PARKS & RECREATION

Neighborhood Parks	MKT Nature and Fitness Trail, MKT Trail - Scott Boulevard Access, Jay Dix Station
Trails Plan	MKT Connector
Bicycle/Pedestrian Plan	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 on April 16, 2021. 24 postcards were distributed.

Public Notification Responses	None
Notified Neighborhood association(s)	None
Correspondence received	None

Report prepared by Rusty Palmer

Approved by Patrick Zenner