

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

**SUMMARY**

A request by Crockett Engineering Consultants, LLC (agent), on behalf of CJCA Development, Inc. (owner), to replat six lots and parts of two lots identified as parcel #17-115-00-03-016.00 to be known as "Eastwood Hills, Plat No. 2". The 3.29-acre site is located on the southeast corner of the intersection of Business Loop 70 and Eastland Circle and is commonly addressed 2518 E Business Loop 70. **(Case # 186-2021)**

**DISCUSSION**

The applicant is seeking approval of a one-lot final minor plat to be known as *Eastwood Hills, Plat No. 2*. The subject site contains five existing vacant structures that were the previous location of the Eastwood Motel. The 3.29-acre site is located on the southeast corner of the intersection of Business Loop 70 and Eastland Circle and is commonly addressed 2518 E Business Loop 70.

The site is generally flat with a mild downslope on the southern portion of the property that represents the beginnings of a small drainage feature of the Hinkson Creek that is located off-site approximately 600' to the southeast. There are several significant trees, predominantly oaks and elms, on-site including three 36" oaks and one 38" oak. Redevelopment of the site will be subject to Section 29-4.3(g) of the UDC detailing the preservation of existing landscaping at the time of building permitting.

One of the five structures on site is located within the required 20' side yard to the east. This is a pre-existing condition of the lot and is noted as a legal non-conformity. Should the site be redeveloped, this non-conformity may not be expanded or exacerbated and new development shall be required to be built to the 20' setback at this location per Section 29-6.5(b)(1)(i). This platting action would not create any new non-conformities with respect to the M-C zoning standards.

The site takes access from Business Loop 70 to the north and Eastwood Circle to the west. Both roads have sufficient right of way and do not require additional dedications. Redevelopment will require that the developer construct sidewalks on the eastern frontage of Eastwood. Standard 10' utility easements are being dedicated along both road frontages. There is an abandoned, private gas line noted on the plat that may be subject to a blanket easement. This easement may be vacated at a later date. The site is served by all other City utilities and requires no other public utility infrastructure expansion at this time.

The proposed final plat has been reviewed by staff and is believed to be compliant with the requirements of the UDC subject to a single minor technical requirement (survey notation and verbiage). Prior to forwarding the proposed plat to City Council, this technical correction shall be addressed and reviewed for UDC compliance.

**RECOMMENDATION**

Approve the requested final minor plat of *Eastwood Hills, Plat No. 2* subject to minor technical corrections.

**SUPPORTING DOCUMENTS (ATTACHED)**

- 1) Locator Maps
- 2) Final Plat
- 3) Significant Tree Inventory

## **SITE CHARACTERISTICS**

<b>Area (acres)</b>	3.29
<b>Topography</b>	Mostly flat, small drainage feature near southeast property line
<b>Vegetation/Landscaping</b>	Several significant trees (14) and turf grass.
<b>Watershed/Drainage</b>	Hinkson Creek
<b>Existing structures</b>	Five – motel-related structures (formerly Eastwood Motel)

## **HISTORY**

<b>Annexation date</b>	1955
<b>Zoning District</b>	M-C
<b>Land Use Plan designation</b>	Commercial/Neighborhood
<b>Previous Subdivision/Legal Lot Status</b>	Eastwood Hills Subdivision Lots 16-21 and parts of Lots 15 & 24

## **UTILITIES & SERVICES**

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

## **ACCESS**

<b>Business Loop 70</b>	
<b>Location</b>	North
<b>Major Roadway Plan</b>	Major Collector
<b>CIP projects</b>	None
<b>Sidewalk</b>	Existing

<b>Eastland Circle</b>	
<b>Location</b>	West
<b>Major Roadway Plan</b>	N/A; Local Street
<b>CIP projects</b>	None
<b>Sidewalk</b>	None

## **PARKS & RECREATION**

<b>Neighborhood Parks</b>	None
<b>Trails Plan</b>	Proposed Primary Trail – Hinkson Creek Trail (1000' E)
<b>Bicycle/Pedestrian Plan</b>	Business Loop 70 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 June 7, 2021. Seventeen 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>	White Gate NA; Country Club Estates NA; Strawberry Hill NA
<b>Correspondence received</b>	One inquiry from neighbor regarding subdivision processes and private covenants.

Report prepared by Brad Kelley

Approved by Patrick Zenner