

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
September 9, 2021**

SUMMARY

A request by A Civil Group (agent), on behalf of Victory Christian Church of Columbia (owner), for approval of an 11-lot preliminary plat, with additional right of way dedications, on property zoned R-2 (Two-family Dwelling) to be known as *Victory Christian Church Preliminary Plat*. The 13.42-acre property is located on the west side of Ballenger Lane, approximately 1,200 feet north of Clark Lane addressed as 1705 Ballenger Lane. (**Case #197-2021**)

DISCUSSION

The applicant is seeking approval of an 11-lot preliminary plat on approximately 13 acres of land that is currently zoned R-2. A religious institution, Victory Christian Church, currently has a building on the site that would be on Lot 1 of the proposed subdivision. The remaining lots shown on the plat are currently vacant.

The applicant had previously proposed to terminate Alan Lane in a cul-de-sac on the site, but the resulting terminal street would have exceeded 300 feet, which required a design adjustment to Section 29-5.1(c)(3)(i)(F). After further discussions, the site was redesigned so that Alan Lane was a thru street, and a design adjustment was no longer required.

Lot 2 is proposed to be a nearly 6 acre parcel and with the protrusion on the lot to the south it will have frontage on both Ballenger and Alan Lane. Lot 10 is also large for an R-2 zoned lot, and given its design, will only have access on Ballenger. Given that the UDC restricts new residential driveways onto collectors and arterials, Lot 10 would not be permitted to be developed with a single duplex that would require driveway access to Ballenger; the use would need to be something other than a single or two-family dwelling, such as another church, which would then be permitted a driveway.

Lots 3-9 are created as traditional residential lots, and they will front onto the new extension of Alan Lane, where it will extend from its current terminus at the west side of the property. Sidewalks will be required along Alan Lane, as well as along Ballenger, either within 3 years of approval of a final plat, or concurrently with the development of each individual lot, whichever occurs first.

Additional right-of-way for Ballenger is also reflected on the preliminary plat. An extra 18 feet of right-of-way, added with the existing 35 feet half-width right-of-way, will equal the required 53 feet of half-width required for the major arterial street.

RECOMMENDATION

Approval of the *Victory Christian Church Preliminary Plat*.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Preliminary Plat

SITE CHARACTERISTICS

Area (acres)	13.42
Topography	Center of parcel is high point, and slopes toward the edges of the property, with more dramatic slopes to the north
Vegetation/Landscaping	Turf; areas of climax forest trees generally along north side of site along drainage channel
Watershed/Drainage	Hinkson Creek, Hominy Branch
Existing structures	Principal structure in use as a religious institution, with accessory off-street parking.

HISTORY

Annexation date	1969
Zoning District	R-2
Land Use Plan designation	Neighborhood
Previous Subdivision/Legal Lot Status	Unplatted

UTILITIES & SERVICES

All utilities and services provided by the City of Columbia.

ACCESS

Ballenger Lane	
Location	Along the north side of property
Major Roadway Plan	Major Arterial; City maintained (100-106-foot ROW required; 50-53 half-width required); Additional right-of-way shown for dedication.
CIP projects	None
Sidewalk	Sidewalks required

Alan Lane	
Location	Stubs to west side of site
Major Roadway Plan	NA; Local Residential (50-foot ROW required for extension); additional ROW to be dedicated.
CIP projects	None
Sidewalk	Sidewalks required

PARKS & RECREATION

Neighborhood Parks	McKee Street Park, Indian Hills Park
Trails Plan	Within Hominy Creek Trail area
Bicycle/Pedestrian Plan	None

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 June 23, 2021. Thirty-eight postcards were distributed.

Report prepared by Clint Smith

Approved by Patrick Zenner