

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

**SUMMARY**

A request by A Civil Group (agent), on behalf of John and Sarah Riddick (owners), for approval of a 1-lot final plat on 9.68-acres located at the southeast corner of Stadium Boulevard and Old Highway 63. This request initially sought a design adjustment from Section 29-5.1 of the UDC relating to construction of sidewalks along the Old Highway 63 and Stadium Boulevard frontages. This design adjustment has been withdrawn. **(Case # 257-2021)**

**DISCUSSION**

The applicants are seeking approval of a one-lot final minor plat on approximately 9.68 acres of land located at the southeast corner of Old Highway 63 and Stadium Boulevard. The proposed plat would combine three survey tracts into a single lot establishing "legal lot" status to the property and permit issuance of building permits for future redevelopment. No redevelopment plans were submitted at the time of report preparation; however the applicant has indicated that a potential user for the site has been identified and that plans for redevelopment may be forthcoming shortly.

No additional right-of-way is required to be dedicated for either roadway frontage. The standard 10-foot utility easement is to be dedicated along Stadium Boulevard. A utility easement exists along Old Highway 63; however, its width (5 or 15 feet) could not be determined following survey research; therefore, the applicant will be dedicating a 15-foot easement in its place with the plat.

The originally submitted application included a request for design adjustments from Section 29-5.1 of the UDC relating to the construction of sidewalks along all street frontages on the property. Following the initial round of staff review comments, indicating little staff support for a waiver of the sidewalk requirements, the request was withdrawn.

Staff has reviewed the plat and finds it to be fully compliant with the subdivision provisions of the UDC and all other applicable requirements, pursuant to minor technical corrections to address comments made by the City Surveyor.

**RECOMMENDATION**

Approval of the A-1 Rental Plat 1, Final Plat, pursuant to minor technical corrections.

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator Maps
- Final Plat

## **SITE CHARACTERISTICS**

<b>Area (acres)</b>	9.68 acres
<b>Topography</b>	Generally flat on west end, steep slopes to south on eastern 2/3 of site
<b>Vegetation/Landscaping</b>	Eastern end developed, remainder wooded
<b>Watershed/Drainage</b>	Primary watershed – Perche Creek; Immediate watershed – Hinkson Creek
<b>Existing structures</b>	Former “U.S. Rents” offices, showroom and storage shed (to be removed)

## **HISTORY**

<b>Annexation date</b>	1969
<b>Zoning District</b>	Split-Zoned, MC, IG, A
<b>Land Use Plan designation</b>	Neighborhood District
<b>Previous Subdivision/Legal Lot Status</b>	Not a legal lot, requires platting for redevelopment

## **UTILITIES & SERVICES**

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

## **ACCESS**

<b>Old Highway 63</b>	
<b>Location</b>	West side of property
<b>Major Roadway Plan</b>	Minor Arterial
<b>CIP projects</b>	None
<b>Sidewalk</b>	Sidewalks Required

## **PARKS & RECREATION**

<b>Neighborhood Parks</b>	N/A
<b>Trails Plan</b>	N/A
<b>Bicycle/Pedestrian Plan</b>	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 August 20, 2021. Nine postcards were distributed.

Report prepared by Rusty Palmer

Approved by Patrick Zenner