

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
October 7, 2021**

SUMMARY

A request by Engineering Surveys & Services (agent), on behalf of Christopher and Tracy Bach (owners), for approval of a one-lot final plat of approximately 2.3 acres to be known as the "Bach Subdivision" and an associated design adjustment to Section 29-5.1 of the UDC related to construction of public improvements. The subject property is addressed as 5170 S. Scott Boulevard north of Steinbrook Terrace and west of S. Persimmon Road. **(Case #283-21)**

DISCUSSION

The applicant is seeking a one-lot final plat to bestow legal lot status on approximately 2.3 acres of land located on the east side of Scott Boulevard north of Steinbrook Terrace and west of S. Persimmon Road. The property is addressed 5170 S. Scott Blvd and is presently vacant but for a small shed. A concurrent request for annexation and permanent R-1 zoning is tentatively scheduled for second reading before the City Council on October 4, 2021. This requested subdivision action is the final step requiring approval to allow the applicant to build a single-family home on the property. Should the annexation and assignment of permanent zoning be approved, the Council would also have to approve the subdivision plat and design adjustment requested herein, which is first subject to a public hearing and recommendation by the Planning and Zoning Commission.

The subject property is capable of being served by City water and sanitary sewer service and is located within the City's Urban Services Area (USA) as presented by the Columbia Imagined Comprehensive Plan. Boone Electric Cooperative provides electric service to the site.

The applicant has been working with the Public Works Department to determine an acceptable driveway design that will serve the future single-family residence given such driveway will be initially located within the future right of way of the Crabapple Lane extension running along the southern boundary of the property. The plat dedicates the 30' half-width for this right-of-way which is shown as a neighborhood collector on the CATSO major roadway plan between Route KK and Scott Boulevard. Following right of way dedications for Crabapple Lane and S. Scott Boulevard, the proposed lot will contain 1.72 acres. The plat also shows an existing 15' utility easement along S. Scott Boulevard and dedicates the required 10' utility easement along the Crabapple Lane right of way.

Design Adjustment

Associated with the final plat is a request for a design adjustment from the UDC provision relating to the construction of public improvements. Specifically, the applicant seeks waiver from the provisions of Section 29-5.1(g) which reads:

29-5.1(g) Public Improvements.

- (1) All required public improvements, including but not limited to streets and utilities, shall be installed or constructed in accordance with the procedural requirements in Section 29-5.2, or in related public improvements standard specifications or policies established by the City department or other entity responsible for the design, operation, or maintenance of that type of improvement.*

In addition to the procedural requirements of Section 29-5.2 described above and enumerated in the UDC for street construction standards, Public Works is the department responsible for policies governing the design, operation or maintenance of public streets. As such, Public Works sets policies for the cost-sharing of street construction. Such policies typically weigh the benefit of improvements to the public commensurate with the demand created by a development for roadway improvements. Cost-sharing for roadway construction is evaluated based upon street classification and other such metrics. While many departments have oversight over various public improvements (e.g. Public Utilities for water, electric and sanitary sewer), the role of Public Works as the cognizant department over streets is noted here as it provides explanatory information to augment the section of code listed above pertaining to the design adjustment request.

The applicant is requesting to build a private driveway to serve this lot rather than building a public, neighborhood collector street, a design option/alternative which may be processed as a design adjustment from Chapter 29-5.1 (public improvements). No other required public improvements are requested to be waived, nor are any other design adjustments requested. The applicant is dedicating all required utility easements and right of way via the plat, will be responsible for constructing a sewer main extension to serve the lot, and will build a sidewalk along the future Crabapple Lane extension along the southern boundary of the lot pursuant to a final roadway elevation design that is being finalized. Sidewalk is existing along S. Scott Boulevard and is not required to be modified by the platting action.

The extension of Crabapple Lane is presently unfunded. The terminus of Crabapple Lane is at a T-intersection at Route KK is approximately ½ mile to the east of the subject property at the edge of the Mill Creek Manor neighborhood (which is in the City limits). Between the T-intersection of the existing Crabapple Lane and Route KK are two Boone County large-lot residential subdivisions (Paradise Hills Estates and Otahki Trails) which show right of way for the Crabapple Lane alignment. Approximately 250 linear feet of roadway in the Crabapple Lane alignment is built where S. Persimmon and W. Applewood Creek Roads connect and provide access to the existing homes in the aforementioned County subdivisions. As the future alignment of Crabapple Lane between the subject property and Route KK will go through land in unincorporated Boone County, the future construction of the road will require cross-jurisdictional coordination. There is no known timeline for the future connection to be built at this time.

Public Works staff has reviewed the applicant's request for the design adjustment which would essentially grant relief from having to construct a "half" public street along the entire southern frontage of the proposed lot within the future right of way and allow a private driveway within the same area that would connect to the existing curb return installed as part of the recently completed Scott Boulevard project. As the driveway would be located within the newly dedicated Crabapple Lane right of way, a right of use (ROU) permit to authorize placement of the driveway improvements within the public right of way would need to be approved concurrently by the Council with the plat. It should be noted that it is not common to require a property owner to build a neighborhood collector to receive access to a single residential lot as such roads are designed to provide access to multiple lots. Additionally, as the applicant is only providing the ½ width of the future neighborhood collector the full neighborhood collector cannot be built without the participation of the property owner to the south.

In considering the design adjustment request, it is believed driveway access is appropriate at this time given the actual needs for access brought about by a single home, the unknown/unfunded status of the totality of the ½ mile extension of Crabapple Lane between S. Scott Blvd. and Route KK, and the limited incremental roadway demand of the area until the property to the south sees development activity. Additionally, even if the road were built along the southern extent of the applicant's property, it would terminate at the edge of their property and the property to the east, rather than connecting to

existing roadway, which would not provide public benefit and may have wayfinding/mapping issues for the public expecting further connection.

In light of this factors, the Public Works Department supports the design adjustment as presented, which may be considered more of a design alternative rather than a full waiver as it will provide adequate access to serve the lot. This evaluation is further supported by the fact that the required ½-width dedication of ROW for the Crabapple Extension will be provided by the applicant and that the applicant will build the required sidewalk, proving non-motorized connectivity in the immediate future utilizing a design that is anticipated to accommodate the future roadway when it is built.

Planning staff reviewed the recommendation of Public Works and the design adjustment worksheet provided by the applicant, and believe the five criteria to bestow a design adjustment per Section 29-5.2(b)(9) of the UDC are met. The request is not believed to create adverse impacts on abutting properties, will not make multi-modal access to the site more dangerous or have adverse impacts on public health, the waiver would address a site-specific conditions in a way that is not incompatible with developments of a similar situation, and is not believed incompatible with the Comprehensive Plan.

RECOMMENDATION

1. Approval of the requested design adjustment to build a private driveway in lieu of a public street per 29-5.1 of the UDC.
2. Approval of the final plat of *Bach Subdivision*, subject to technical correction prior to forwarding to City Council.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps
- Final Plat
- Design Adjustment Worksheet

SITE CHARACTERISTICS

Area (acres)	2.1 acres
Topography	Rolling/sloped to a stream running across the NE corner of the property
Vegetation/Landscaping	Wooded/brush
Watershed/Drainage	Mill Creek
Existing structures	Small shed

HISTORY

Annexation date	Pending, anticipated in 2021
Zoning District	R-1 zoning is requested upon annexation (presently Boone County A-2)
Land Use Plan designation	Neighborhood
Previous Subdivision/Legal Lot Status	Not a Legal Lot

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	City of Columbia
Fire Protection	City of Columbia
Electric	Boone Electric

ACCESS

Scott Boulevard	
Location	Western edge of property
Major Roadway Plan	Major Arterial
CIP projects	None
Sidewalk	Existing

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 September 7, 2021. 8 postcards were distributed.

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

Report prepared by Rachel Smith

Approved by Patrick Zenner