

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

SUMMARY

A request by Brush and Associates (agent) on behalf of Dan Hagan and The Hagan Trust (owners) for a one-lot subdivision plat of approximately 1.65 acres located south of E. Broadway, north of Green Valley Drive, and west of Broadway Village Drive. The property is presently zoned R-1 (One-Family Dwelling District); a concurrent request (Case # 287-2021) to rezone the property to M-OF (Mixed Use-Office) has been submitted. The plat shall be called "Broadway Office Subdivision" and includes three parcels. The western parcel is improved with a single-family dwelling addressed as 2215 Green Valley Drive and the eastern parcels are undeveloped. **(Case# 288-21)**

DISCUSSION

The applicant is seeking approval of a one-lot consolidation plat for approximately 1.65-acres of property generally located south of E. Broadway, north of Green Valley Drive, and west of Broadway Village Drive. The plat will bestow legal lot status on the lot in advance of redevelopment with a desired office building. A concurrent request (Case # 287-2021) seeks to rezoning the subject property to M-OF to allow desired redevelopment of the site with an office building. The present R-1 zoning does not permit the desired use. An existing home is presently location on the westernmost lot with the remainder of the acreage undeveloped. The existing home would be demolished prior to site redevelopment.

Access to the property is provided from Green Valley Drive and the plat will dedicate 25' of additional right-of-way (ROW) and the required 10' utility easement along this frontage to comply with the UDC. The property's rear frontage is Broadway and the required 10' utility easement will be dedicated by the plat. No additional ROW for Broadway is required to be dedicated.

A pedway (a wider sidewalk allowing for multi-modal use) is in place along the site's Broadway frontage. A sidewalk will be required to be built along the site's Green Valley Drive frontage and may help to augment the existing multi-modal options in the area. Existing multi-modal features include the Hinkson/Hominy Creek Trail connector from S. Old Highway 63 which connects to the north side of Green Valley Drive approximately ¼ mile to the west of the subject site. This connector heads north to a pedestrian bridge the crosses the Hinkson Creek toward Broadway which has a spur that goes under Broadway and connects to Stephens Lake Park. The required sidewalk will help to fill an existing gap in the off-street sidewalk network along Green Valley Drive; however, there will still be a gap between the subject site and the trail connections to the west given the two intervening properties that are not part of this request. This remaining gap may be filled at a later date if those sites were redevelopment or a capital project was identified to fill the gap.

An additional multi-modal trail exists to the east of the pedestrian bridge that presently utilizes the Green Valley Drive right of way. Green Valley Drive has been stripped to encourage multi-modal use and to facilitate traffic calming. These markings continue eastward along Green Valley Drive past the subject site and the parcels to the west providing connection to the Homily Trail connector approximately 1.3 miles to the east. The required sidewalk along the subject site's frontage will reduce reliance on the right of way for multi-modal movements.

The site is presently served by all City utilities with no identified capacity issues. A significant tree inventory has been submitted per Chapter 29-4.4 of the UDC. Any future building expansion plans will

be subject to all applicable requirements of the UDC for the M-OF zone (if approved), including but not limited to, parking, neighborhood protection standards, landscaping, screening, and buffering, and significant tree preservation. Public comments have been received regarding the proposed rezoning request (Case # 287-2021) and have been attached to and included with the staff report for that case. In review of the comments, staff does not find their content is directed at the platting action.

There have been no requested design adjustments presented with this request and none are believed necessary for action to be taken on the plat. The plat has been reviewed by internal and external departments/agencies and compliant with the requirements of the UDC.

RECOMMENDATION

Approval the “Broadway Office Subdivision”.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps
- Final Plat

SITE CHARACTERISTICS

Area (acres)	1.65
Topography	Sloping to Hinkson creek from Broadway
Vegetation/Landscaping	Turf, Trees
Watershed/Drainage	Hinkson Creek
Existing structures	One single-family dwelling

HISTORY

Annexation date	1955
Zoning District	R-1
Land Use Plan designation	Neighborhood District (east), Open Space District (west)
Previous Subdivision/Legal Lot Status	Unplatted

UTILITIES & SERVICES

All services provided by the City of Columbia.

ACCESS

Green Valley Drive	
Location	Along the south side of property
Major Roadway Plan	Local Street
CIP projects	None
Sidewalk	Required

PARKS & RECREATION

Neighborhood Parks	To the south (across Broadway) from Stephens Lake Park
Trails Plan	Hinkson to Hominy Creek Connector/multimodal striping along Green Valley Road
Bicycle/Pedestrian Plan	Hinkson to Hominy Creek Connector/multimodal striping along Green Valley Road

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 on July 15. 11 postcards were distributed.

Public information meeting recap (not held due to COVID protocols)	Advanced public info postcards sent. 7 Comments/concerns: Numerous calls with questions regarding the proposal.
Notified neighborhood association(s)	East Campus and Shepard Blvd. Neighborhood Associations
Correspondence received (attached)	Concerns and comments were received regarding the concurrent rezoning (Case # 287-2021) and are presented within that case's staff report. Comments provided were not viewed as being related to this requested action.

Report prepared by Rachel Smith

Approved by Patrick Zenner