

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

**SUMMARY**

A request by Crockett Engineering Consultants (agent), on behalf of JQB Construction Inc. (owner), for approval of a preliminary plat of four residential lots and one common lot to be known as "Sawgrass Estates, Plat 1" and an associated design adjustment from 29-5.1 of the UDC related to access. The approximately 2.35-acre property is located on the west side of Scott Boulevard, approximately 900 feet south of Sawgrass Drive, and includes the address 5025 Scott Boulevard. **(Case # 31-2021)**

**DISCUSSION**

The applicant seeks approval of a preliminary plat and associated design adjustment to subdivide the subject 2.35-acres into four residential lots and one common lot which will be known as "Sawgrass Estates, Plat 1". Presently, the site contains three vacant, 3/4-acre lots described by survey tracts located in unincorporated Boone County. A concurrent request for the assignment of R-1 (One-Family Dwelling) district zoning upon annexation is under review under as Case # 33-2021.

The applicants desires to connect the proposed four single-family homes to the City's sanitary sewer system. Per policy resolution 115-97A, contiguous property must be permanently zoned and annexed prior to being granted permission to connect to the City's sanitary sewer system. All City utilities are able to serve the new lots without capacity concerns, and the area is within the City's Urban Services Area (USA) as presented by the Columbia Imagined Comprehensive Plan. The preliminary plat is the second step in the development process after annexation and zoning. A final plat (step #3) consistent with the preliminary plat will be required prior to the issuance of building permits. The proposed lots meet all dimensional requirements of the R-1 district and with the exception of the single design adjustment the preliminary plat meets all subdivision requirements.

The proposed design adjustment is from Section 29-5.1(f)(2)(i) related to lot access, which specifies "Each lot shall have access allowing vehicles, pedestrians, and bicycles to pass from a public street directly onto the lot, or from a public street to the lot over an irrevocable access easement approved by the City Counselor, or designee." In this instance, the reduction of four points of access to two, as shown on the preliminary plat, necessitates the design adjustment as *each lot* will not have its *own* access. The applicant worked with Planning and Traffic Engineering staff to locate two shared access driveways for the four residential lots, rather than four individual driveways. A design adjustment worksheet has been submitted by the applicant (attached). Generally, private residential driveways on collector and arterials roadways such as Scott Boulevard are not desirable in terms of best practices for access management and safety and are only allowed if no other options are available.

Potential design options were reviewed by the applicant, Planning, and Traffic Engineering staff. Following extensive collaboration, the proposed driveway locations as presented were deemed the best design option given the context, and were reviewed/approved for safety and access considerations by Traffic Engineering. As such, the two driveways as shown were approved by the Director to connect to an arterial road, per Section 29-5.1(2)(iii). This section specifies that private residential driveways on collectors or arterials may be approved if the Director determines that no alternative access is practicable.

The design adjustment criteria per Section 29-5.2(b)(9) that authorizes the Commission to approve a design adjustment is believed to have been met. Staff notes that presently there are three existing lots which have direct access onto Scott Boulevard making the reduction to two driveways for the proposed four lots a better situation than the potential of three driveways. All proposed lots have actual frontage upon Scott Boulevard and the shared access easements will not compromise the public health, safety and general welfare per the

requirements of Chapter 29-5.1(1)(vi). Given the incorporated design elements and findings, and review by Public Works, staff is supportive of the design adjustment as presented.

The required sidewalk is already in place along the Scott Boulevard frontage. The required dedication of additional right-of-way varies from 20.05' to 21.93' and will need to be dedicated via the subsequent final plat as shown. Dedication of the required 10' utility easement adjacent to Scott Boulevard is described in the plat notes. A stormwater BMP will be utilized on the common lot (C1) and the existing drainage easement of record which will be located on C1 is shown on the preliminary plat. All storm sewer and water quality design shall meet the City of Columbia Storm Water Manual and design regulations. A tree preservation plan has been submitted and approved by the City Arborist.

The proposed preliminary plat has been reviewed by staff and external agencies and found to be consistent with the UDC with the exception of the requested design adjustment, which itself is believed to be supportable given the context of the site and the design adjustment criteria.

**RECOMMENDATION**

1. Approve the design adjustment from Section 29-5.1 (f)(2)(i) related to lot access;
2. Approve the preliminary plat of "Sawgrass Estates, Plat 1".

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator maps
- Design Adjustment Worksheet
- Preliminary Plat

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	2.35 acres
<b>Topography</b>	Mostly flat
<b>Vegetation/Landscaping</b>	Wooded/brush
<b>Watershed/Drainage</b>	Mill Creek
<b>Existing structures</b>	None

**HISTORY**

<b>Annexation date</b>	NA
<b>Zoning District</b>	Boone County A-2
<b>Land Use Plan designation</b>	Neighborhood
<b>Previous Subdivision/Legal Lot Status</b>	Described by deed

**UTILITIES & SERVICES**

Water and sanitary sewer will be provided by the City of Columbia. Fire service will be provided jointly between the City and County fire services. Electric service is provided via Boone Electric Cooperative.

**ACCESS**

<b>Scott Boulevard</b>	
<b>Location</b>	Eastern edge of property
<b>Major Roadway Plan</b>	Major Arterial
<b>CIP projects</b>	None
<b>Sidewalk</b>	Existing

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	MKT Nature and Fitness Trail, MKT Trail - Scott Boulevard Access, Jay Dix Station
<b>Trails Plan</b>	MKT Connector
<b>Bicycle/Pedestrian Plan</b>	N/A

**PUBLIC NOTIFCATION**

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 November 12, 2021 and property owner letters were sent on November 19. 8 postcards/letters were distributed.

<b>Public Notification Responses</b>	None
<b>Notified Neighborhood association(s)</b>	Thornbrook and Creek’s Edge Homeowner Associations
<b>Correspondence received</b>	None

Report prepared by Rachel Smith

Approved by Patrick Zenner