

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
July 6, 2023**

**SUMMARY**

A request by SSE - Simon & Struempf Engineering (agent), on behalf of Jeremy Spillman and Brooks Chandler (owners), seeking approval of a 19-lot Preliminary Plat to be known as OPR Subdivision Plat 2. The property is presently zoned R-MF (Multiple-family Dwelling) and proposed to be rezoned R-2 (Two-family Dwelling) such that it may be developed utilizing “cottage” dimensional standards. The approximately 2.22-acre subject site is located southwest of the intersection of Old Plank Road and Bethel Church Road, and includes the address 200 W Old Plank Road. **(Case # 183-2023)**

**DISCUSSION**

The applicant is seeking approval of a preliminary plat to be known as OPR Subdivision Plat 2. The 2.22-acre site contains one single-family structure which will be removed to facilitate the development of a 19-lot single-family subdivision utilizing cottage dimensional standards. The development also contains one common lot for stormwater purposes. This case is being heard concurrently with Case # 182-2023 which seeks to rezone the property from R-MF (Multi-family dwelling) to R-2 (Two-family dwelling).

The site was assigned to R-MF zoning upon annexation in late 2020. The applicant’s concurrent rezoning request is necessary to permit an application to be submitted to the Board of Adjustment (BOA) to activate the “cottage” dimensional standards. The plat has been prepared in anticipation that BOA approval to use the “cottage” standards has been obtained and is intended to illustrate the applicant’s commitment to development of cottage-sized lots. The preliminary plat will not be submitted to Council for approval until authorization to utilize the “cottage” standards has been formally obtained from the BOA.

The preliminary plat depicts 19 residential lots fronting a compliant hammerhead turnaround that takes access from Old Plank Road, a Neighborhood Collector on the CATSO MRP. One common lot is located at the southeast portion of the property for proposed stormwater infrastructure. The lots depicted on the plat meet or exceed the minimum dimensional requirements for cottage standards as outlined in the UDC. Final dimensional standards, no less than those required by the UDC, will be approved by the BOA and verified at the time of building permit submission via “plot plan” evaluation.

Standard utility easements are provided along all street frontages and sewer easements are to be dedicated along the rear yards of the eastern and western lots which will be tied into the BCRSD line to the east. The site is currently encumbered by a 30’ electric easement which is to be vacated prior to Council approval of the preliminary plat. The site is within Consolidated Water and Boone Electric territory. Sidewalks will be constructed along all street frontages with development of the subdivision.

The proposed preliminary plat has been reviewed by internal staff and external agencies and meets all requirements of the Unified Development Code, with exception of minor technical corrections.

**RECOMMENDATION**

Approval of the preliminary plat to be known as OPR Subdivision Plat 2, subject to technical corrections

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator Maps
- Preliminary Plat

**SITE CHARACTERISTICS**

|                               |                                 |
|-------------------------------|---------------------------------|
| <b>Area (acres)</b>           | 2.22 acres                      |
| <b>Topography</b>             | Generally slopes southeasterly  |
| <b>Vegetation/Landscaping</b> | Turf and Wooded Area            |
| <b>Watershed/Drainage</b>     | Little Bonne Femme Creek        |
| <b>Existing structures</b>    | Single-family detached dwelling |

**HISTORY**

|  |              |
|--|--------------|
| <b>Annexation date</b>                       | 2020         |
| <b>Zoning District</b>                       | R-MF         |
| <b>Land Use Plan designation</b>             | Neighborhood |
| <b>Previous Subdivision/Legal Lot Status</b> | Legal lot    |

**UTILITIES & SERVICES**

|                        |  |
|------------------------|--|
| <b>Sanitary Sewer</b>  | City of Columbia via BCRSD line to the east              |
| <b>Water</b>           | Consolidated Water #1                                    |
| <b>Fire Protection</b> | Boone County Fire Protection District & City of Columbia |
| <b>Electric</b>        | Boone Electric   |

**ACCESS**

|                           |                                  |
|---------------------------|----------------------------------|
| <b>Old Plank Road</b>     |                                  |
| <b>Location</b>           | Along the north side of property |
| <b>Major Roadway Plan</b> | Neighborhood Collector           |
| <b>CIP projects</b>       | None                             |
| <b>Sidewalk</b>           | Sidewalks required               |

**PARKS & RECREATION**

|                                |  |
|--------------------------------|--|
| <b>Neighborhood Parks</b>      | Within half mile of American Legion Park |
| <b>Trails Plan</b>             | Creek Ridge Park Property                |
| <b>Bicycle/Pedestrian Plan</b> | NA                                       |

**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 12, 2023. Twenty postcards were distributed. No correspondence has been received.

Report prepared by Brad Kelley

Approved by Patrick Zenner