

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

**SUMMARY**

A request by A Civil Group (agent), on behalf of Chapel Hill Cottages, LLC (owners), for approval of a 1-lot final plat to be known as "Chapel Hill Cottages, Plat 1." The 0.68-acre parcel is located on the south side of Chapel Hill Road at Martinshire Drive. The plat will grant legal lot status for the R-MF (Multi-Family Residential) zoned property which has been improved with an existing apartment building. **(Case # 23-2022)**

**DISCUSSION**

The applicant is seeking approval of a final minor plat on approximately 0.68 acres of property located on the south side of Chapel Hill Road at the northeast corner of Martinshire Drive. The property currently consists of 3 surveyed tracts, is zoned R-MF (Multi-Family Residential), and presently improved with a multiple-family structure. The proposed plat would establish legal lot status on the property which will permit the issuance of building permits; however, no plans have been submitted for redevelopment and the applicant indicates they have no intentions for the property at this time. The initial construction of the structure (between 2011 and 2015) was legally permitted as the former subdivision and zoning code allowed construction over property lines.

The plat will dedicate additional right-of-way for Chapel Hill Road, ranging in width from roughly 40 feet to an additional 70 feet at the northwest corner of the parcel ensuring adequate right-of-way is available as required by the UDC for a minor arterial roadway (40-foot half-width). Much of the dedicated right-of-way was previously encumbered by street easements that facilitated the construction of Chapel Hill Road. The plat also provides the required ten-foot utility easement along both street frontages, effectively replacing the existing utility easement along Chapel Hill and creating an easement on Martinshire.

Staff has reviewed the plat and finds it to be fully compliant with the subdivision provisions of the UDC and all other applicable requirements subject to minor technical corrections to address comments made by the City Surveyor. No design adjustments have been requested.

**RECOMMENDATION**

Approve, "Chapel Hill Cottages, Plat 1," pursuant to minor technical corrections.

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator maps
- Final Plat

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	0.68 acres
<b>Topography</b>	Generally slopes to the west, retaining walls facilitate construction
<b>Vegetation/Landscaping</b>	Turf /Landscaping
<b>Watershed/Drainage</b>	Perche Creek
<b>Existing structures</b>	Multi-Family Structure

**HISTORY**

<b>Annexation date</b>	1964
<b>Zoning District</b>	R-MF (Multi-Family Residential)
<b>Land Use Plan designation</b>	Neighborhood District
<b>Previous Subdivision/Legal Lot Status</b>	Not a legal lot.

**UTILITIES & SERVICES**

All utilities and services provided by the City of Columbia.

**ACCESS**

<b>Chapel Hill Rd</b>	
<b>Location</b>	North side of property
<b>Major Roadway Plan</b>	Minor Arterial
<b>CIP projects</b>	None
<b>Sidewalk</b>	Sidewalks Installed

<b>Martinshire Drive</b>	
<b>Location</b>	West side of property
<b>Major Roadway Plan</b>	N/A
<b>CIP projects</b>	None
<b>Sidewalk</b>	Sidewalks Installed

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	500' East of Twin Lakes Park
<b>Trails Plan</b>	500' East of County House Trail
<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 November 9, 2021. Seventeen postcards were distributed.

Report prepared by Rusty Palmer

Approved by Patrick Zenner