

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
December 8, 2022**

SUMMARY

A request by A Civil Group (agent), on Lyn Miller Jr and Wendy Miller (owners), seeking approval of a 16-lot preliminary plat. The 5.0-acre site is currently zoned R-1 (One-family Dwelling), is located ~250' southeast of the Oakland Gravel Road and Blue Ridge Road intersection, and contains the address 3310 Oakland Gravel Road. (**Case #247-2022**)

DISCUSSION

The applicant is seeking approval of a 16-lot preliminary plat on approximately 5.0 acres of land that is currently zoned R-1 (One-family Dwelling). The heavily wooded site is currently unplatted and improved with a single-family structure and garage. The tract is located southeast of the Oakland Gravel Road and Blue Ridge Road intersection.

The undeveloped tract is heavily wooded containing 1.35-acres of climax forest. All ten significant trees are to be removed and will be replaced in accordance with the UDC's significant tree provisions outlined in Section 29-4.4(g). Land disturbance regulations require that, at minimum, 25% of the existing climax forest area be preserved via a tree preservation easement which is shown on the proposed common lot.

The proposed infill development will extend Glorietta Drive from its existing terminus through the site thereby completing its connection to Oakland Gravel Road. Fifteen residential lots, of lot areas ranging from 7,105 sf to 15,510 sf, and one common lot are arranged to front the extension of Glorietta Drive. The proposed common lot contains the aforementioned Tree Preservation Area and Storm Detention Area which, in addition to meeting requirements for stormwater and climax forest preservation, will assist in addressing a stormwater issue on an adjacent property to the south.

Proposed Lot 101 and the common lot have frontage on Oakland Gravel Road but are prohibited from having direct access due the street's classification as a major collector on the CATSO Major Roadway Plan. All lots will take access from Glorietta Drive. The preliminary plat proposes to dedicate an additional 3' of right-of-way to satisfy the 33' half-width requirement for a major collector. A standard 10' utility easement will be dedicated across all public street frontages. An additional 8' utility easement is provided along the rear yard of Lots 106-110 and the common lot to provide for electric facilities

The preliminary plat has been reviewed by both internal and external stakeholders and has been found to comply with the provisions of the UDC.

RECOMMENDATION

Approval of the preliminary plat *Carpenters Ridge*.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps
- Preliminary Plat

SITE CHARACTERISTICS

Area (acres)	5.0
Topography	Mild-moderate downslope from east to west.
Vegetation/Landscaping	Heavily wooded with climax forest and ten significant trees.
Watershed/Drainage	Bear Creek
Existing structures	One single-family structure and garage

HISTORY

Annexation date	1964
Zoning District	R-1 (One-family Dwelling)
Land Use Plan designation	Neighborhood
Previous Subdivision/Legal Lot Status	Unplatted

UTILITIES & SERVICES

Site is served by all City of Columbia utilities and services.

ACCESS

Oakland Gravel Road	
Location	Along the west side of property
Major Roadway Plan	Major Collector (Improved and City maintained); 66-foot full width/33-foot half-width required; 3' additional right-of-way dedication required
CIP projects	CIP #2217 - Construct a sidewalk on the west side of Oakland Gravel Road from Vandiver Drive to Grizzly Court to fill in the sidewalk gaps.
Sidewalk	Existing

Glorietta Drive	
Location	Along the northeast side of property, extended through site
Major Roadway Plan	Local Residential Street
CIP projects	None
Sidewalk	Required

PARKS & RECREATION

Neighborhood Parks	Albert-Oakland Park, 450' West; Lange Park, 0.6-miles Northwest
Trails Plan	Bear Creek Trail, existing 700' Southwest; Proposed Bear Creek Trail extension, 1/3 mile Northwest; Proposed Colt RR Trail, 1/3 mile Southeast
Bicycle/Pedestrian Plan	Oakland Gravel Road is a key roadway to bike/ped connectivity. Proposed sidewalk project (#18) on Sidewalk Master Plan.

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 10, 2021. Thirty-eight postcards were distributed. There have been general inquires although no formal correspondence has been received.

Report prepared by Brad Kelley

Approved by Patrick Zenner