

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
May 19, 2022**

SUMMARY

A request by Simon & Struempf Engineering (applicant), on behalf of Hashtag Enterprises LLC (owner), seeking approval of a one-lot final plat on property currently zoned M-C (Mixed-use Corridor). The request would bestow legal lot status on an unplatted tract identified as parcel 17-107-00-00-018.00 01. The subject site is located east of the intersection of Holly Avenue and Oakland Gravel Road. **(Case # 154-2022)**

DISCUSSION

The applicant is seeking approval of a one-lot final minor plat to be known as *Hashtag-Oakland Subdivision*. The intent is to bestow legal lot status to a 2.07-acre site located east of the intersection of Holly Avenue and Oakland Gravel Road. The site is currently improved with a Mechanical and Construction Contractor office, associated gravel parking lot, and outdoor storage area.

The site fronts Oakland Gravel Road which is a major collector on the CATSO Major Roadway Plan (MRP). As required by the UDC, the 33' of required half-width right-of-way is being dedicated on this plat. Standard 10' utility easements are being dedicated as well. The site is also encumbered by a 16' sewer easement that crosses the front of the property and a 25.5' utility easement abutting the southeast property line, adjacent to the COLT Railroad. Sidewalk exists along the site's entire frontage.

Water would be provided by the City of Columbia. Sanitary sewer access is provided by the City via an on-site sewer main. Electric is currently provided by Boone Electric via an overhead line at the rear of the property; however, any new development would be served by City Water & Light. Fire protection services are provided by City Fire Station #4 located 150' to the south. No other public utility infrastructure expansion is required at this time.

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

RECOMMENDATION

Approval of the '*Hashtag-Oakland Subdivision*' Final Plat subject to technical corrections

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps
- Final Plat

SITE CHARACTERISTICS

Area (acres)	2.07
Topography	Generally flat with a minor grade declining northward; earthen berm separates site from COLT Railroad
Vegetation/Landscaping	Turf; trees line the southern and northeastern property boundaries.
Watershed/Drainage	Bear Creek Watershed
Existing structures	Contractor office and gravel parking lot

HISTORY

Annexation date	1962
Zoning District	M-C
Land Use Plan designation	Commercial/Neighborhood
Previous Subdivision/Legal Lot Status	Unplatted tract

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	City of Columbia
Fire Protection	City of Columbia
Electric	Boone Electric / City of Columbia

ACCESS

Oakland Gravel Road	
Location	West
Major Roadway Plan	Major Collector
CIP projects	None
Sidewalk	Existing

PARKS & RECREATION

Neighborhood Parks	Albert-Oakland Park, 0.4-miles NW; Kyd Park, 0.4-miles W; White Gate Park Property, 0.4-miles S
Trails Plan	Proposed Primary Trail - COLT RR Trail, adjacent SE
Bicycle/Pedestrian Plan	Oakland Gravel Road is a key roadway to bike/ped connectivity

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 via an advanced notification postcard which was mailed on April 22, 2022. 17 postcards were sent.

Public Notification Responses	One inquiry from neighbor as to the intent of platting
Notified neighborhood association(s)	White Gate Neighborhood Association
Correspondence received	None

Report prepared by Brad Kelley

Approved by Patrick Zenner