

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

SUMMARY

A request by Brush & Associates (agent), on behalf of Kim Schwartzkopf (owner), for approval of a 1-lot final plat to be known as, *Oakwood Hills Plat 8*. The 0.49-acre parcel is located at 900 Sycamore Lane. The proposed plat would combine two adjacent lots owned by the applicant. **(Case # 148-2022)**

DISCUSSION

The applicant is seeking approval of a one-lot final minor plat, containing 0.49 acres, to be known as *Oakwood Hills Plat 8*. The proposed plat will combine Lot 7 and part of Lot 8 of Oakwood Hills Subdivision Block 4 into single parcel so that the applicant's site improvements are located on one legal lot. The property is zoned R-1 (One-Family Dwelling).

No additional right-of-way (ROW) dedication is required for Sycamore Lane at this time. The existing ROW is 50 feet in width. Sidewalks are required along the subject parcel's entire frontage, for which a performance contract has been submitted. The standard 10-foot street frontage utility easement is provided by the plat. An existing 16-foot utility easement is denoted on the plat along the southern property line, which was dedicated by the original Oakwood Hills Subdivision Block Four final plat.

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

RECOMMENDATION

Approval of the requested final minor plat.

SUPPORTING DOCUMENTS (ATTACHED)

- 1) Locator Maps
- 2) Final Plat

SITE CHARACTERISTICS

Area (acres)	0.49
Topography	Generally flat
Vegetation/Landscaping	Turf, improved
Watershed/Drainage	Perche Creek
Existing structures	Single-family home, pool, outbuildings

HISTORY

Annexation Date	1964
Zoning District	R-1
Land Use Plan Designation	Neighborhood District
Legal Lot Status	Lot 7 & part of Lot 8, Oakwood Hills Block Four

UTILITIES & SERVICES

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

ACCESS

Sycamore Lane	
Location	North side of parcel
Major Roadway Plan	N/A
CIP projects	None
Sidewalk	Required

PARKS & RECREATION

Neighborhood Parks	Oakwood Hills Park ½ mile NW of site
Trails Plan	N/A
Bicycle/Pedestrian Plan	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 via advanced notice March 14, 2022. Thirty-two postcards were distributed.

Public information recap	Comments/concerns: N/A
Notified neighborhood association(s)	Green Meadows NA
Correspondence received	None.

Report prepared by Rusty Palmer

Approved by Patrick Zenner