

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
September 7, 2017**

SUMMARY

A request by C. Stephen Heying Surveying (agent) on behalf of Horizon Steel Buildings (owner) for approval of a four-lot final plat and replat of R-2 (Two-Family Dwelling) zoned property, constituting a replat of Lots 11 and 12 of *Renaissance Meadows* as well as unplatted property, to be known as *Renaissance Meadows - Plat 3*. The 0.84-acre subject site is located at the northwest corner of Ria Street and McKee Street. (**Case #17-207**)

DISCUSSION

The applicant is seeking approval of a final plat that combines previously unplatted property along McKee Street with two existing lots from the plat *Renaissance Meadows*, and reconfigures the property into four total lots. No additional right of way is required, and the site is currently served by utilities.

The plat will generally combine the east portion of Lot 12 with the west portion of the unplatted property to the north, which is at present an approximately 250-foot deep parcel, to create an additional lot that will front on Ria Street. The remaining unplatted property will front on McKee Street. Lot 11 will also have a slight adjustment to its west property line.

The new configuration of lots is consistent with the existing development pattern in the subdivision in terms of lot size, and allows for infill development that is sensitive to the context of the neighborhood. The parcel will also not require additional infrastructure extension except for the construction of sidewalks along the McKee Street frontage.

For the replat portion of the plat, staff finds that the requested replat will not eliminate any restrictions that have been relied upon by neighbors, is properly served by existing utilities, and will not be detrimental to the neighborhood.

The proposed plat has been reviewed by staff, and it meets all requirements of the Unified Development Code. The site will require the approval of stormwater maintenance site plans prior to forwarding to City Council.

RECOMMENDATION

Approval of the final plat for *Renaissance Meadows - Plat 3*.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Final plat
- Previously Approved - *Renaissance Meadows*

SITE CHARACTERISTICS

Area (acres)	0.84
Topography	Slight slope south
Vegetation/Landscaping	Landscaped, turf
Watershed/Drainage	Hominy Branch
Existing structures	Several single-family homes

HISTORY

Annexation date	1969
Zoning District	R-2 (Two-Family Dwelling)
Land Use Plan designation	Neighborhood District
Previous Subdivision/Legal Lot Status	Lots 11 and 12 of <i>Renaissance Meadows</i> ; previously unplatted property

UTILITIES & SERVICES

All utilities and services provided by the City of Columbia.

ACCESS

McKee Street	
Location	Abuts east side of property
Major Roadway Plan	NA; local residential (50-foot ROW provided)
CIP projects	None
Sidewalk	Sidewalks required

Ria Street	
Location	Abuts south side of property
Major Roadway Plan	NA; local residential (50-foot ROW provided)
CIP projects	None
Sidewalk	Sidewalks present

PARKS & RECREATION

Neighborhood Parks	McKee Street Park (north of subject site)
Trails Plan	No trails planned adjacent to site.
Bicycle/Pedestrian Plan	None identified adjacent to site

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 a public information meeting, which was held on August 15, 2017.

Public information meeting recap	Number of attendees: 3 (all applicant representatives) Comments/concerns: NA
Notified neighborhood association(s)	Zaring Neighborhood Association; Hominy Branch Neighborhood Association
Correspondence received	None at time of report.

Report prepared by Clint Smith

Approved by Patrick Zenner