**AGENDA REPORT**

**PLANNING AND ZONING COMMISSION MEETING**

**September 22, 2016**

**SUMMARY**

A request by Brush & Associates (agent) on behalf of Donald Mattingley (owner) for a two-lot subdivision to be known as “Mattingly Subdivision, Plat 1”. The 0.75-acre subject site is located at the northwest corner of the intersection of Wren Wood Drive and Ballenger Lane, and is addressed as 4703 and 4705 Wren Wood Drive. **(Case 16-153)**

**DISCUSSION**

The applicant is proposing the subdivision of their lot that is currently zoned R-2 (Two-Family Residential) and improved with a duplex. The purpose for the subdivision is to split the lot in order to prepare the parcel for construction of an additional duplex, west of the existing structure. Proposed Lot 1 (0.31 acres) will be improved with the existing duplex. Lot 2 (0.38 acres) will be created for future duplex development.

Ballenger Lane is a major arterial roadway, requiring a right-of-way of 106 feet. At present the roadway has only 70 feet of right of way. The plat shows an additional 18 feet of right-of-way being dedicated on the subject site to ensure that the 53-foot half-width of Ballenger Lane is maintained. Additionally, the plat shows the required 10-foot utility easement along both street frontages (Ballenger and Wren Wood Drive).

As a result of the additional right-of-way dedicated the existing structure will become a legal-nonconformity. The northeast corner of the structure protrudes into the required side yard by approximately 1.3 feet. Since the non-conformity is being created as a result of the required half-width right-of-way dedication the structure can remain on the property in its current state so long as it is not destroyed beyond 75 percent of its reasonable valuation. If such destruction were to occur or the property is redeveloped with a new structure it would need to comply with then required setback standards.

As part of the review process, staff determined that stormwater improvements would be required as detailed in Section 12A, Article V. (Stormwater Management) due to the subdivision of the property. Also, the construction of sidewalks is required along all roadway frontages. Stormwater and sidewalk plans have been submitted to the City and are under review. Approval of the plans would need to occur prior to the proposed plat being forwarded to City Council for approval.

The plat has been reviewed by all applicable staff and has been found to meet all technical requirements within the subdivision regulations and zoning ordinance.

**RECOMMENDATION**

Approval, subject to the storm water and sidewalk plans being approved prior to forwarding to Council.

**SUPPORTING DOCUMENTS**

Attachments

* Aerial, topographic, and utility maps
* Final Plat – Mattingley Subdivision – Plat 1

**HISTORY**

|  |  |
| --- | --- |
| **Annexation date** | 1969 |
| **Zoning District** | R-2 (Two-Family Residential) |
| **Land Use Plan designation** | Neighborhood District |
| **Previous Subdivision/Legal Lot Status** | Lot 6 Timber Lane Subdivision, Recorded in Book 7, Page 75 |

**SITE CHARACTERISTICS**

|  |  |
| --- | --- |
| **Area (acres)** | 0.75 acres |
| **Topography** | Gently sloping from East to West |
| **Vegetation/Landscaping** | Turf grass |
| **Watershed/Drainage** | Perche / Hinkson Creek Watershed |
| **Existing structures** | Duplex on eastern half, concrete pad site on western half |

**UTILITIES & SERVICES**

|  |  |
| --- | --- |
| **Sanitary Sewer** | City of Columbia |
| **Water** |
| **Fire Protection** |
| **Electric** |

**ACCESS**

|  |  |
| --- | --- |
| **Highway PP / Ballenger Lane** | |
| **Location** | East side of site |
| **Major Roadway Plan** | Major Arterial (improved & City-maintained). 53-ft half-width ROW needed. |
| **CIP projects** | 10+ year street improvement |

|  |  |
| --- | --- |
| **Wren Wood Drive** | |
| **Location** | South side of site |
| **Major Roadway Plan** | Neighborhood Collector (improved & City-maintained). 30-ft ½ width ROW needed. |
| **CIP projects** | 10+ year street improvement |

**PARKS & RECREATION**

|  |  |
| --- | --- |
| **Neighborhood Parks** | ¼ mile northwest of Indian Hills Park |
| **Trails Plan** | No trails planned adjacent to site. |
| **Bicycle/Pedestrian Plan** | Eight-foot wide sidewalk/pedway is needed along east side of PP/Ballenger Lane |

Report prepared by Russell Palmer Approved by Patrick Zenner