

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
August 24, 2017**

SUMMARY

A request by Crockett Engineering (agent), on behalf of G&L Holdings of Missouri (owner), for approval of a PD Plan to be known as "Tower Drive Industrial Park" and a design modification to allow creation of a stem over 250 feet in length. The subject 11-acre lot is located at the terminus of Tower Drive, north of Prathersville Road and is zoned PD without an approved PD Plan. **(Case # 17-169) (This item was tabled at the August 10, 2017 meeting)**

DISCUSSION

The applicant is seeking approval of a PD (Planned District) development plan for a 2-lot industrial development, at the northern terminus of North Tower Drive. The subject property lies between the end of Tower Drive and Highway 63, to the north. The subject parcel was zoned M-P (Planned Industrial) upon its annexation in 2009 which was consistent with the Boone County ML-P zoning. At that time, applicants were not required to submit a development plan to be granted planned zoning.

The proposed development plan includes two industrial-use buildings accessed by a driveway of roughly 450 feet in length. The proposal would require a replat of the property to divide the existing lot (Lot 3, Tower Industrial Park) into lots 3A & 3B. The property was previously platted, in 1999, before its annexation into the City of Columbia.

The applicant is also seeking approval of a design modification for the proposed length of the stem for Lot 3B. The proposed stem extends approximately 450 feet north of the Tower Drive turnaround. Section 29-5.1(f), of the UDC permits the Commission to recommend platting of stem lots on previously unplatted land. While the site has been platted, such action was done outside the City's regulatory process. The provisions of 29-5.1(f) are viewed as applying to property previously platted under City standards; therefore, the request to permit creation of a stem lot on this property is considered permissible since this is the first time this lot has been required to comply with City platting requirements.

Below are the there are three criteria for considering requests to create tier/stem lots. Staff's response is shown in **bold text**.

1. Use of a stem, or tier lot, must be the only feasible means of access due to extreme topographic conditions.

The proposed stem is not necessitated due to extremely steep slopes; however, the parcel is constrained along its northern boundary by right-of-way for Highway 63. The proposed arrangement permits dedicated fee-simple ownership of required access to Lot 3B without the necessity of requiring the applicant to extend Tower Drive, as a public right of way, to access the lot. Potential does exist to create an irrevocable ingress/egress easement over Lot 3A to provide access and frontage to Lot 3B; however, staff finds that such an easement is less desirable than actual lot frontage given the potential for future separate ownership of the parcels.

- The stem portion of the lot leading to the buildable area cannot be longer than 250 feet, and must be 20 to 59 feet wide.

The proposed stem varies in width, from roughly 42 feet to 52 feet; however, exceeds the maximum 250-foot length limitation.

- A tier lot must not endanger the public health, safety, or welfare.

Permitting the creation of the stem lot would not endanger the public health, safety, or welfare. As shown on the site plan circulation around the proposed building on Lot 3B will permit emergency services access to the structure in accordance with IFC requirements.

Prior to construction commencing on the site, a final plat that is consistent with the PD plan must be approved by City Council. This plat is currently under review (Case #17-206) and provided it is consistent with the final approved PD plan it will be forwarded directly to Council without additional PZC review.

Staff has reviewed the proposed PD development plan and finds it meets all technical requirements of the PD District and the Unified Development Code, with the exception of the requested stem lot length design modification.

RECOMMENDATION

Approval of the "Tower Drive Industrial Park" PD plan and the design modification allowing the stem of Lot 3B to exceed the maximum permitted length of 250'.

ATTACHMENTS

- Locator maps
- "Tower Drive Industrial Park" PD Plan (dated August 16, 2017)
- Design Parameters

HISTORY

Annexation date	2009
Zoning District	PD (Planned District)
Land Use Plan designation	Employment District
Previous Subdivision/Legal Lot Status	Lot 3, Tower Industrial Park

SITE CHARACTERISTICS

Area (acres)	11.14 acres
Topography	Generally flat, sloping to the north with an area of steep slopes near the middle of the parcel at a rock outcrop
Vegetation/Landscaping	Native grasses, pastureland, scattered cedars and deciduous trees on the north half (Lot 3B) and to the west
Watershed/Drainage	Perche Creek
Existing structures	None

UTILITIES & SERVICES

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

ACCESS

North Tower Drive	
Location	At southeastern corner of property
Major Roadway Plan	N/A
CIP projects	N/A
Sidewalk	Unimproved, private industrial access drive

PARKS & RECREATION

Neighborhood Parks	0.75 miles north of Auburn Hills Park
Trails Plan	N/A
Bicycle/Pedestrian Plan	N/A

Report prepared by Rusty Palmer

Approved by Patrick Zenner