

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
December 21, 2023**

**SUMMARY**

A request by Allstate Consultants (agent), on behalf of Rock Ivy, LLLP and Thomas K. Gordon (owners), for approval of a 5-lot preliminary plat of 22.2-acre property to be known as “Gordon Farms.” The subject site is located north of the intersection of Worley Street and Fairview Road. A concurrent request (Case # 33-2024) has been submitted seeking to rezone the property from A (Agriculture) and R-1 (One-Family Dwelling) to M-C (Mixed-use Corridor). **(Case # 34-2024)**

**DISCUSSION**

The applicants are seeking approval of a 5-lot preliminary plat on a 22.2 acre parcel located north of the intersection of Fairview Road and Worley Street. The parcel is currently split-zoned, with the majority (20.41 acres) lying within the A (Agriculture) district, and 1.8 acres in the R-1 (One-Family Dwelling) district, located at the southern end of the parcel. A concurrent rezoning request has been submitted (Case # 33-2024) is seeking approval of M-C (Mixed-use Corridor) zoning across the entirety of the parcel.

The proposed, “Gordon Farms,” preliminary plat would create 4 new lots on the west side of Fairview Road and a fifth lot east of Fairview Road south of the private driveway serving the Columbia Mall property. Lot 1, which contains 1.7 acres, is located north of a future extension of Bernadette Drive that extends through the subject parcel from its current terminus just west of Fairview. The plat depicts the appropriate right-of-way extension for Bernadette, including the provision for a temporary turnaround easement located within the northwest corner of Lot 2 which contains 3.1 acres. Lot 3 contains 3.1 acres and is proposed across from the private driveway entrance at the southwest corner of the Columbia Mall property, behind the Target wing. Lot 4 contains 2.7 acres and extends from the Mall’s private driveway southwest to the corner of the overall acreage on the west side of Fairview Road. Lot 5 contains 10.5 acres and is located on the east side of Fairview, between Worley Street and the Mall’s private driveway.

Fairview Road, as it traverses through the site, is presently contained within an existing “street easement” that does not comply with required right-of-way standards for a minor arterial. A minimum of 84-feet of right-of-way is required. The plat shows the existing “street easement” being platted as a formal right-of-way and an additional 9-feet of right-of-way being dedicated on each side of the street to reach the required 42-foot half-width. A full 66-foot right-of-way and a redesigned corner truncation are provided for the required extension of Bernadette Drive through the parcel, to its western boundary.

Standard 10-foot utility easements are depicted along each lot frontage. An existing drainage easement lies on the west side of Fairview Road, where a sewer line serving the new lots is planned to extend from the southeast corner of Lot 2 to just beyond the southern tip of Lot 4. At that point the line taps into a nearby 12” sewer main following the branch of Harmony Creek to the northwest. Another existing drainage easement crosses under Fairview from Lot 5, and ties into the drainage infrastructure near the southern end of Lot 4.

Finally, approximately 2.5 acres is set aside at the southern end of Lot 5 for tree preservation purposes. This area coincides with steep slopes and the existing drainage network, making it less-suited for

development. This area will also provide a natural vegetative buffer on the north side of Worley and the east side of Fairview, screening any future development on Lot 5 from the intersection.

The preliminary plat has been reviewed by all appropriate staff and found to be compliant with the UDC. No design adjustments are sought and no technical corrections are required.

**RECOMMENDATION**

Approval of the, “Gordon Farms,” preliminary plat.

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator Maps
- Preliminary Plat

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	22.2 acres
<b>Topography</b>	Steadily increasing slopes from northeast to southwest
<b>Vegetation/Landscaping</b>	Wooded, invasive cedars along eastern edge of parcel
<b>Watershed/Drainage</b>	Perche Creek
<b>Existing structures</b>	None

**HISTORY**

<b>Annexation date</b>	1969
<b>Zoning District</b>	A (Agriculture) and R-1 (One-Family), proposed M-C (Mixed-Use Corridor)
<b>Land Use Plan designation</b>	Neighborhood District
<b>Previous Subdivision/Legal Lot Status</b>	Not a legal lot.

**UTILITIES & SERVICES**

All utilities and services provided by the City of Columbia

**ACCESS**

<b>Fairview Road</b>	
<b>Location</b>	Bisecting parcel from NE to SW
<b>Major Roadway Plan</b>	Minor Arterial – additional ROW required
<b>CIP projects</b>	N/A
<b>Sidewalk</b>	Required, only installed on Columbia Mall frontage

<b>Worley Street</b>	
<b>Location</b>	Southern edge of parcel
<b>Major Roadway Plan</b>	Major Collector
<b>CIP projects</b>	N/A
<b>Sidewalk</b>	Required

<b>Bernadette Drive</b>	
<b>Location</b>	Stubs into NE corner of parcel
<b>Major Roadway Plan</b>	Major Collector, extension required
<b>CIP projects</b>	N/A
<b>Sidewalk</b>	Required along extension into subject parcel

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	None adjacent to site
<b>Trails Plan</b>	Proposed spur Harmony Creek Trail, near SW corner of parcel (offsite)
<b>Bicycle/Pedestrian Plan</b>	Fairview, Worley, Bernadette all blue routes (key to bicycle/pedestrian connectivity)

Report prepared by Rusty Palmer

Approved by Patrick Zenner