

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
September 19, 2019**

SUMMARY

A request by Van Matre Law Firm (agent), on behalf of the Donna Jean Armstrong Unitrust (owner) for approval of a six-lot preliminary plat on property proposed to be zoned M-N (Mixed Use-Neighborhood) and M-C (Mixed Use-Corridor) and to be known as “*Columbia Corners*”, pending annexation and permanent zoning. The 25.38-acre subject site is located at the southwest corner of Clark Lane and St. Charles Road. **(Case #196-2019)**

DISCUSSION

The applicant is seeking approval of a 6-lot preliminary plat on approximately 25 acres. The site is proposed to be zoned upon annexation to M-C, with the exception of the east portion of Lot 6 which is proposed to be zoned M-N per case #195-2019. The west portion of Lot #6 is associated with Case #194-2019 and has been requested to be rezoned to M-N from A.

The site is currently mostly vacant, the exception of a single-family house on the west side of the site. There is also a gravel parking lot in the southeast corner of the site near the St. Charles Road roadway frontage. A pond is located near the center of the property as well.

The plat proposes a lot layout that will include an arrangement of potential anchor lots along with outlots. Lot 6, approximately 6 acres, will have direct frontage along Clark Lane, with the smaller Lot 5 to its east having frontage on both Clark Lane and St. Charles Road. Per the attached conceptual site plan (provided solely for illustrative purposes), access points to the outlots may be provided across Lot 4 from Clark Lane and St. Charles Road. Should such access be installed it will require the platting of an access easement shown on the preliminary plat when the final plat is presented and would likely preclude provision of individual access points to the outlots. Lot 6, at over 9 acres, would access Clark Lane, which includes a partial median which would need to be accounted for.

Access to the site will be primarily from the two abutting arterial streets - Clark Lane on the north and St. Charles to the east. Clark Lane is an improved street with approximately 50 feet of pavement that includes two traffic lanes, a turn lane, and bike lanes. St. Charles Road is partially improved, with pavement widths that vary from approximately 38 feet to 54 feet in width. The intersection of the two streets is also improved with a roundabout. No internal public streets are planned for this site.

Additional right of way for St. Charles Road will be dedicated at the time of final platting to provide the required 50-foot half-width as well as right of way at the northeast corner of the site to accommodate an additional lane near the roundabout. This additional lane was identified as part of the required traffic impact analysis to address the potential increased traffic generation in the area as a whole as the City continues to grow.

It should be noted that depending on the outcomes of the zoning requests for this site (Cases 194 & 195-2019), Lot 6 may become a split-zoned lot. Currently, the applicant has requested M-N zoning across the entire lot, so if their request is approved no split zoning will exist. However, staff does not support the rezoning of the approximately 6-acre western portion of Lot 6 (see Case #194-2019). If the site is not rezoned to M-N, then Lot 6 would include two different zoning districts. While this situation is typically not desirable, in this scenario, the site is quite large (over 9 acres) and further development of the site would likely require additional subdivision. At that time, the applicant could request an additional zoning amendment to adjust the boundaries within the proposed lots.

The request for approval of the 6-lot preliminary plat has been reviewed by both internal and external agencies and has been found to be consistent with the UDC.

RECOMMENDATION

Approval of the preliminary plat for *Columbia Corners*.

SUPPORTING DOCUMENTS (ATTACHED)

- 1) Locator maps
- 2) Preliminary Plat
- 3) Conceptual Site Plan

SITE CHARACTERISTICS

Area (acres)	25.38
Topography	Slopes inward towards pond and to southwest.
Vegetation/Landscaping	Turf and some trees
Watershed/Drainage	Hominy Branch
Existing structures	Single-family house

HISTORY

Annexation date	NA
Zoning District	County C-G
Land Use Plan designation	Commercial District
Previous Subdivision/Legal Lot Status	None

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	City of Columbia
Fire Protection	City of Columbia, BCFPD
Electric	Boone Electric

ACCESS

St. Charles Road	
Location	East side of site
Major Roadway Plan	Minor Arterial (Partially Improved & MoDOT maintained). 84-100-foot ROW (42-50-foot half-width) required to be dedicated at time of final plat.
CIP projects	None.
Sidewalk	Required.

Clark Lane	
Location	North side of site
Major Roadway Plan	Minor Arterial (Improved & City maintained). 84-100-foot ROW (42-50-foot half-width) required to be dedicated at time of final plat.
CIP projects	None.
Sidewalk	Existing.

PARKS & RECREATION

Neighborhood Parks	Located within unnamed park service area
Trails Plan	None adjacent to site.
Bicycle/Pedestrian Plan	Pedway along north side of site; bike lane on Clark. Pedway required along St. Charles.

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 27, 2019.

Public information meeting recap	Number of attendees: 5 (includes 2 applicants) Comments/concerns: Access
Notified neighborhood association(s)	None,
Correspondence received	None.

Report prepared by Clint Smith

Approved by Patrick Zenner