

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
May 20, 2021**

**SUMMARY**

A request by Central Missouri Professional Services (agent), on behalf of Eastland Hills Development, LLC (owner), for a one-lot final plat of approximately 0.8-acres of property to be known as "Eastland Hills Plat XIII". The property is zoned Mixed-Use Commercial (MC) and is located on the east side of the T-intersection of I-70 Drive SE and Upland Creek Road. **(Case #134-2021)**

**DISCUSSION**

The applicant is seeking approval of a one-lot consolidation plat to bestow legal-lot status on the approximately 0.8-acre property located south of I-70 Drive SE and east of Upland Creek Road. The site is presently vacant and is anticipated to be addressed "806 Upland Creek Road" upon development. The property is split zoned. The preponderance of the site is zoned M-C (Mixed-Use Commercial), with a small triangular sliver of M-N (Mixed-Use Neighborhood) near the southern property line, as shown on the plat. The platting action will permit development of the site with uses permitted within the M-C/M-N zones (as applicable), subject to the dimensional standards (setback, etc.) of the zone, and all applicable neighborhood protection and use-specific standards.

The plat reflects adequate right-of-way (ROW) for Upland Creek Road (66' ROW/33' half-width) and I-70 Drive SE (80' ROW/40' half-width), and dedicates a 10' utility easement adjacent to each road frontage, respectively, as is required. Sidewalk is required for platting actions, and a performance contract has been submitted. A City sanitary sewer line extends to the southern boundary of the property. The property is in the Boone Electric and Public Water Service District #9 districts, respectively. Per Chapter 29-4.4 of the UDC a significant tree and climax forest preservation plan will be required at the time building permits are requested.

The plat has been reviewed by internal and external departments/agencies and is believed fully compliant with the requirements of the UDC. A final compliance review is presently underway by the City Surveyor. Given this outstanding review, staff supports approval of the plat "subject to minor technical corrections".

**RECOMMENDATION**

Approval the "Eastland Hills Plat XIII" subject to minor technical corrections.

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator maps
- Final Plat

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	.8 acres
<b>Topography</b>	Generally flat with some sloping at the eastern extent of the property.
<b>Vegetation/Landscaping</b>	Vacant with turf on the north and west of the property and wooded area to the eastern portion of the site.
<b>Watershed/Drainage</b>	Perche Creek
<b>Existing structures</b>	vacant

**HISTORY**

<b>Annexation date</b>	1969
<b>Zoning District</b>	M-C (Mixed Use- Commercial)
<b>Land Use Plan designation</b>	Commercial
<b>Previous Subdivision/Legal Lot Status</b>	Previously unplatted.

**UTILITIES & SERVICES**

<b>Sanitary Sewer</b>	City of Columbia
<b>Water</b>	PWSD #9
<b>Electric</b>	Boone Electric

**ACCESS**

<b>Upland Creek Road</b>	
<b>Location</b>	West side of site
<b>Major Roadway Plan</b>	Local roadway, adequate ROW in place
<b>CIP projects</b>	N/A
<b>Sidewalk</b>	Required

<b>I-70 Drive SE</b>	
<b>Location</b>	North side of site
<b>Major Roadway Plan</b>	Neighborhood collector, adequate ROW in place
<b>CIP projects</b>	N/A
<b>Sidewalk</b>	Required

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	Nearest park is Eastport Park approximately 1 mile southwest
<b>Trails Plan</b>	Site approximately ¼ mile to the east of the Hominy Branch Trail
<b>Bicycle/Pedestrian Plan</b>	Hominy Branch Trail

**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 this pending request via on April 14, and again on April 29 to advise of a schedule change. 10 postcards were distributed.

<b>Public information meeting recap</b>	Number of attendees: N/A (No meeting held due to COVID-19) Comments/concerns: see below
<b>Notified neighborhood association(s)</b>	Eastland Hills Neighborhood Association
<b>Correspondence received</b>	One phone call and one email. Both asked questions about allowed uses and development plans for property. Staff indicated a church was an interested buyer and no building plans submitted. Directed individuals to contact property owner for more information.

Report prepared by Rachel Smith

Approved by Patrick Zenner