



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 7, 2021

Re: Eastland Hills Plat XIII – Final Plat (Case #134-21)

Executive Summary

Approval of this request would result in the creation of a one-lot final plat to be known as "Eastland Hills Plat XIII". The subject site is located on the east side of the T-intersection of I-70 Drive SE and Upland Creek Road.

Discussion

Central Missouri Professional Services (agent), on behalf of Eastland Hills Development, LLC (owner), seeks approval for a one-lot final plat of approximately .8-acres of property to be known as "Eastland Hills Plat XIII". The property is located on the east side of the T-intersection of I-70 Drive SE and Upland Creek Road and is anticipated to be addressed "806 Upland Creek Road" upon development. The plat is desired to bestow legal lot status for future development.

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.

No design adjustments are sought with the request and the plat is compliant with the requirements of the UDC. The plat reflects adequate right-of-way (ROW) for Upland Creek Road (33' half-width) and I-70 Drive SE (40' half-width), and dedicates a 10' utility easement adjacent to each road frontage, respectively, as required. Sidewalk is required on both frontages and will be installed as part of the site improvement process. A City sanitary sewer line extends to the southern boundary of the property and the site is located within 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 Planning and Zoning Commission considered this request at their May 20, 2021 meeting. Staff presented its report and the applicant was available for questions. Commissioners sought clarification on the split zoning of the property and its impact on the future development. Staff responded by stating the small area zoned M-N it was likely to be part of required setbacks; however, if a structure were proposed within such area it would need to meet the use and dimensional standard restrictions of the M-N district. It was further noted that if M-N district compliance was not a formal rezoning of the M-N zoned property would be required.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

It should also be noted that staff's recommendation on this platting action reported in the staff report noted "approval subject to technical corrections" due to minor technical issues being unresolved at the time of PZC packet production. Following publication of the PZC packet, the technical correction were made. As such, the recommendation presented to the Commission was revised to "approval" without conditions. No member of the public spoke during the hearing. Following limited discussion, a motion to approve the plat passed (8-0).

Planning and Zoning Commission staff report, locator maps, final plat, and excerpts from meeting minutes are attached.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as roads and sewers as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
	N/A

Suggested Council Action

Approve the final plat of "Eastland Hills Plat XIII" as recommended by the Planning and Zoning Commission.