



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 18, 2017

Re: Tower Drive Industrial Park – Development Plan (Case #17-169)

Executive Summary

Approval of this request will result in creation of a PD plan to be known as “Tower Drive Industrial Park,” and permit the stem for Lot 3B to exceed 250 feet in length.

Discussion

The applicant, Crockett Engineering (agent), on behalf of G&L Holdings of Missouri (owner), is seeking 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 North Tower Drive, north of Prathersville Road, and is zoned PD without an approved PD Plan.

The proposed development plan includes two industrial-use buildings accessed by an access drive 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 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 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.

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 approved PD plan it will be forwarded to Council for approval.

The Planning and Zoning Commission considered this request at their August 24, 2017 meeting. Commissioners sought clarification on how stormwater would be managed on the two properties. Additionally, Commissioners inquired about the benefits of using a stem lot arrangement compared to a private access easement. Staff responded that the stem would afford Lot 3B with fee-simple ownership of its access and avoid the potential for an access easement being revoked in the future. After limited discussion from the public, the commission voted unanimously (7-0) in favor of the PD plan and design modification.

A copy of the Planning Commission staff report, locator maps, development plan, design parameters, and meeting minutes excerpts are attached.



Fiscal Impact

Short-Term Impact: Limited short-term impact. All required infrastructure improvements will be at the expense of the developer.

Long-Term Impact: Long-term impact will be limited.

Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Development, Secondary Impact: Economic Development, Tertiary Impact: Not Applicable

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Mobility, Connectivity, and Accessibility, Tertiary Impact: Not Applicable

Legislative History

Date	Action
9/10/2009	Approved annexation and permanent M-P (PD) zoning (Ord. #20396)

Suggested Council Action

Approve the "Tower Drive Industrial Park" PD Plan, and the associated design modification as recommended by the Planning and Zoning Commission.