

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
May 5, 2016**

**SUMMARY**

A request by THHinc McClure (applicant) on behalf of Drury Development Corporation (contract purchaser) for approval of a one-lot final minor plat on C-3 (General Business District) zoned land, to be known as "Drury Subdivision Plat 1". The 3.49-acre subject site is located at the southwest corner of Keene Street and I-70 Drive SE and addressed as 3100 I-70 Drive SE. (**Case #16-121**)

**DISCUSSION**

The applicant is seeking approval of a one-lot final minor plat in order to create a legal lot for purposes of future development on the site. The site is currently improved with a Howard Johnson hotel with an associated surface parking lot. Additional right of way along Keene Street has been dedicated to accommodate a 76-foot major collector roadway, and additional utility easements have been dedicated as well. The site is currently served by all utilities.

The proposed final plat has been reviewed by staff and is found to meet all technical requirements of the subdivision regulations.

**RECOMMENDATION**

Approval of the final plat for "Drury Subdivision Plat 1".

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator maps
- Final plat

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	3.49
<b>Topography</b>	Generally flat
<b>Vegetation/Landscaping</b>	Turf, landscaping
<b>Watershed/Drainage</b>	Hinkson Creek
<b>Existing structures</b>	Hotel, accessory off-street parking, ATM

**HISTORY**

<b>Annexation date</b>	1962
<b>Zoning District</b>	C-3 (General Business District)
<b>Land Use Plan designation</b>	Commercial District
<b>Previous Subdivision/Legal Lot Status</b>	Portions of surveyed tract; not considered legal lot

**UTILITIES & SERVICES**

All utilities and services provided by the City of Columbia.

**ACCESS**

<b>I-70 Drive SE</b>	
<b>Location</b>	Abuts north side of property
<b>Major Roadway Plan</b>	Major Collector (66-foot minimum ROW required, no additional dedication necessary); Unimproved and MoDOT maintained
<b>CIP projects</b>	Sidewalks (10+ year project)
<b>Sidewalk</b>	Sidewalks required

<b>Keene Street</b>	
<b>Location</b>	Abuts east side of property
<b>Major Roadway Plan</b>	Major Collector (76-foot minimum ROW required, no additional dedication appears necessary); Improved and City maintained
<b>CIP projects</b>	None
<b>Sidewalk</b>	Sidewalks required

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	Within Woodridge Park service area
<b>Trails Plan</b>	None located on site
<b>Bicycle/Pedestrian Plan</b>	NA

Report prepared by Clint Smith

Approved by Patrick Zenner