

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
March 18, 2021**

**SUMMARY**

A request by Civil Engineering Design Consultants (agent), on behalf of Bucky C LLC (owner), seeking approval of a 3-lot preliminary plat that will reconfigure Lot 1 of *Crossroads North Subdivision Plat 1* which is zoned M-C (Mixed Use-Corridor) to provide separate parcels for potentially restaurant, retail and automotive repair uses, and will be known as *Crossroads North Subdivision Preliminary Plat*. The approximately 4.36-acre property is located at the southwest corner of Vandiver Drive and Range Line Street. (Case #88-2021)

**DISCUSSION**

The applicant is seeking approval of a 3-lot preliminary plat on approximately 4.36 acres of land that is currently zoned M-C. The site is currently platted as one lot as reflected on the final plat of *Crossroads North Subdivision Plat 1* that was approved in 1974. Due to the proposed division of the property and a required sewer main extension to serve the newly created lots, a new preliminary plat is required.

The proposed subdivision will divide the existing lot into three lots, with each being near 1.5 acres in size. Proposed Lots 1 and 3 have direct frontage on public right-of-way and Lot 2 will have frontage along internal access easements. Lot 3 is expected to take access from Vandiver Drive. Lot 1, the lot upon which Starbucks is being constructed, and Lot 2 will have access along the dedicated private access easement shown on the preliminary plat. The access easement will provide ingress and egress for both lots across Lot 3, as well as across Lot 2 of *Crossroads North Subdivision Plat 1*, which currently is improved with a Waffle House. The access easement will be dedicated prior to the approval of the final plat.

The plat also shows dedication of an additional 11 feet of right of way for Vandiver Drive to account for the minor arterial half-width section of 84 feet. With the existing 31 feet of right of way, the new half-width will be 42 feet. No additional right of way was necessary for Range Line Street/Hwy 763 frontage of the property. Additionally, standard utility easements are also reflected on the plat along both public street frontages.

The preliminary plat has been reviewed by both internal and external stakeholders and has been found to comply with the provisions of the UDC.

**RECOMMENDATION**

Approval of the preliminary plat *Crossroads North Subdivision Preliminary Plat*.

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator maps
- Preliminary Plat
- Final Plat (12/16/1974)

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	4.36
<b>Topography</b>	Generally flat, with steeper grades along roadways.
<b>Vegetation/Landscaping</b>	None
<b>Watershed/Drainage</b>	Bear Creek
<b>Existing structures</b>	Commercial structure (Starbucks, under construction)

**HISTORY**

<b>Annexation date</b>	1955
<b>Zoning District</b>	M-C (Mixed Use-Corridor)
<b>Land Use Plan designation</b>	Commercial
<b>Previous Subdivision/Legal Lot Status</b>	Lot 1 of <i>Crossroads North Subdivision Plat 1</i>

**UTILITIES & SERVICES**

Site is served by all City of Columbia utilities and services.

**ACCESS**

<b>Vandiver Drive</b>	
<b>Location</b>	Along the north side of property
<b>Major Roadway Plan</b>	Minor Arterial (improved and City maintained); 84-100-foot ROW required; 42-50 half-width required; Additional right-of-way shown for dedication.
<b>CIP projects</b>	None
<b>Sidewalk</b>	Required

<b>Range Line Street</b>	
<b>Location</b>	Along the east side of property
<b>Major Roadway Plan</b>	Major Arterial (unimproved and MoDOT maintained); ROW is variable, no additional ROW required to be dedicated.
<b>CIP projects</b>	None
<b>Sidewalk</b>	Required

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	Boxer Park, Bear Creek Park
<b>Trails Plan</b>	Bear Creek Trail
<b>Bicycle/Pedestrian Plan</b>	None adjacent to site

**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 on February 12, 2021. Thirteen postcards were distributed.

Report prepared by Clint Smith

Approved by Patrick Zenner