

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
April 18, 2024**

SUMMARY

A request by Engineering Surveys & Services (agent), on behalf of Jeffrey E. Smith Investment CO. LC (owner), are seeking approval of a revised 4-lot Preliminary Plat of M-N (Mixed Use - Neighborhood) zoned property, to be known as lots “2A, 3A, 3B & 3C of Gentry Estates 2”. The proposed preliminary plat represents a revision to the Lots 2 and 3 of the 2012 preliminary plat entitled “Gentry Estates Plat 1.” The approximately 13.17-acre subject site is located southwest of the intersection of West Nifong Boulevard and Aurora Drive. **(Case #127-2024)**

DISCUSSION

The applicants are seeking approval of a revision to Lots 2 and 3 of the 2012 preliminary plat of “Gentry Estates Plat 1.” The revised preliminary plat proposes 4-lots on the 13.17-acre parcel located southwest of the intersection of West Nifong Boulevard and Aurora Drive. The subject acreage was rezoned from PD (Planned Development) in 2019 to its current M-N (Mixed-use Neighborhood) designation. The proposed preliminary plat is bounded on the east by Aurora Drive and a roadway easement leading to the Rock Bridge High School/Career Center (south of the roundabout), on the west by Lots 1 and 5 of Gentry Estates, on the north by West Nifong Boulevard, and on the south by Lot 1 of the Rock Bridge Subdivision Plat 14 (Gentry Middle School).

Lots 2A and 3C have roadway frontage along West Nifong Boulevard. Given both lots are greater than 300-feet in width they are considered eligible, per 29-5.1(f)(1)(iv)(D) of the UDC, to have individual driveway connections to West Nifong Boulevard, an arterial street. Lot 3A has frontage along proposed Simon Drive, a private drive within a 50-foot ingress/egress easement, which is an extension of a 2015 existing driveway easement granted as part of a minor PD revision for the Gentry Estates PUD-17 Development Plan. Lot 3B would also have frontage on Simon Drive, as well as the roadway easement south of the Aurora Drive/Nova Way roundabout.

The lots for this site were previously zoned PD as part of the Gentry Estates PD from 2012 to 2019. The rezoning to PD included a development agreement that was kept consistent through future iterations of the PD. In 2012, the original PUD plan illustrated access to the site both through a driveway directly accessing Bethel Street on the west edge of the property, and a private drive (to be constructed during phase 2 of development for the PD) accessing the northeast corner of the lot. A 2015 amendment to the PD Plan indicated that the private drive accessing the northeast corner was no longer planned and instead a private drive accessing Bethel Street would be installed in its place, although the land for the northeast private drive was (and still is) dedicated as an access easement. Concurrent with the rezoning of the subject acreage out of PD in 2019 a new development agreement was adopted (July 2019) which superseded the original 2012 development agreement. The new agreement established development obligations (i.e. roadway construction) for Aurora Drive/Nova Way.

Proposed Simon Drive is to be a private access drive serving the proposed new lots. The new access is an extension of the existing private drive constructed for phase II of the development for the Gentry Estates PD and is believed to be appropriate as to serve as access to the newly created lots due to the developed context and history of this particular site. Section 29-5.1(f)(1)(iv)(A) of the UDC states that all lots must have frontage upon a street, except “in context sensitive situations (e.g., topography, **existing or proposed development patterns**) where actual street frontage is not feasible, the director may

permit a lot with an irrevocable access easement suitable to the city counselor, or designee, rather than actual street frontage, if the public health, safety, and general welfare is not compromised.” Because this irrevocable access easement would have the same width as the easement in the PD amendment, it fits existing development patterns.

The proposed cross-access and utilities easement is 50-feet in width and would contain 30-feet of pavement. The new easement would connect the existing access easement crossing Lots 1 and 2 of Gentry Estates to the existing roundabout at Aurora Drive and Nova Way. The proposed easement most closely aligns with ‘Option A’ of a non-residential street shown within Appendix A of the UDC which requires 30-feet of pavement, but typically requires right of way of 60-feet. The easement provides 10-feet on both sides of the pavement for utility instillation. The reduced right of way width is consistent with what was previously established with the 2015 PD Plan amendment and has not identified as an issue with respect to future utility instillation needs of relevant city departments.

Sidewalks will be constructed on the western edge of Aurora drive, the roundabout, and the roadway easement for Rock Bridge High School/Career Center Driveway, and the southern edge of Simon Drive, where the sidewalks will connect with the existing development at Gentry Estates. A 6’ sidewalk easement is proposed in the northwest corner of lot 3A, which would allow this connection. Sidewalks will be constructed along frontage of streets upon lot development.

Lot 3B, the southeastern most lot on the site, is 2.80 acres of land that is not intended to be developed. A water main extension is shown to serve lots 3A, 3B and 3C. An additional 16-foot storm sewer easement is depicted abutting the 16-foot sanitary sewer easement running north/south along the eastern lot line of lot 2A of the plat. A 15-foot utility easement is also proposed to service lots 3A and 3B, running north south between the lot lines. All other easements been dedicated since the adopted final plat/PD amendments will remain in place.

The preliminary plat has been reviewed by city staff and external agencies and found to be compliant with the standards and provisions of the UDC. Prior to forwarding the plat to Council for its consideration all technical corrections shall be addressed.

RECOMMENDATION

Approve the “Lots 2A, 3A, 3B, & 3C Gentry Estates 2” preliminary plat subject to technical corrections.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps
- Preliminary Plat

SITE CHARACTERISTICS

Area (acres)	13.17 acres
Topography	Rises to a peak in lots 3A and 3B, 3C slopes up to the southeastern edge of the lot, lot 2A has been graded
Vegetation/Landscaping	Wooded on southern edge of lots 3A and 3B
Watershed/Drainage	Mill Creek
Existing structures	None

HISTORY

Annexation date	1966
Zoning District	M-N (Mixed-Use Neighborhood)
Land Use Plan designation	Commercial & Neighborhood District
Previous Subdivision/Legal Lot Status	Gentry Estates 1, legal lots

UTILITIES & SERVICES

Site is served by all City of Columbia services.

ACCESS

West Nifong Boulevard	
Location	Direct access could be provided for lots 2A & 3A
Major Roadway Plan	Major Arterial
CIP projects	N/A
Sidewalk	Existing

Aurora Drive	
Location	Eastern edge of site
Major Roadway Plan	Local non-residential
CIP projects	N/A
Sidewalk	Existing on eastern side, to be constructed on western side

Bethel Street	
Location	Western edge of site
Major Roadway Plan	Neighborhood Collector
CIP projects	N/A
Sidewalk	Existing on both sides

PARKS & RECREATION

Neighborhood Parks	Cosmo-Bethel Park, Rock Bridge Park, Molly Bowden Memorial Park
Trails Plan	None
Bicycle/Pedestrian Plan	None

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 via public information postcards on April 5, 2024, of the pending action.

Notified neighborhood association(s)	Bedford Walk, Rockbridge
Correspondence received	None

Report prepared by David Kunz

Approved by Patrick Zenner