

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
February 20, 2020**

**SUMMARY**

A request by Engineering Surveys & Services (agent) on behalf of Columbia Public Schools (owner) for approval of a one-lot final plat of R-1 (One-Family Dwelling District) zoned property to be known as *Rock Bridge Elementary Subdivision*. The 16.62-acre subject site is located at the southeast corner of Providence Road and Hwy 163, and is commonly addressed as 5151 S Hwy 163. (**Case #5-2020**)

**DISCUSSION**

The applicant is seeking approval of a one-lot final minor plat that consolidates property currently owned by Columbia Public Schools and improved with Rock Bridge Elementary School for the purposes of facilitating additional development of the property. The site is primarily located at the southeast corner of S. Providence Road and S. Highway 163, although a 40-foot wide section of property extends to the south of the main lot area and connects with Rock Bridge State Park. Columbia Public Schools is proposing to expand the existing elementary school on the site with new buildings and off-street parking lot construction.

The site has frontage along two streets identified as minor arterial streets on the CATSO Major Roadway Plan. Additional right of way is proposed for dedication along site's S. Highway 163 frontage to provide 43 feet of half-width along the western portion of the frontage and increasing to 50 feet along the eastern portion of the property's frontage. While not typical, the tapered right of way dedication is consistent with the amount of right of way that was identified as necessary per an environmental study for the extension of Gans Road to the Route K and Providence Road intersection. Access to the site will be maintained along S. Highway 163, although the plans for the Gans Road extension could result in the movement of the access points.

A pedway will be required to be constructed along the S. Highway 163 street frontage at the time of redevelopment. No public utility infrastructure extensions are required at this time. Standard utility easements are also being dedicated with this plat. The new construction on the site will trigger full compliance with the City's stormwater standards as the site's existing improvements were built prior to the property being annexed into the City.

The proposed final plat has been reviewed by staff and it meets all requirements of the Unified Development Code.

**RECOMMENDATION**

Approve the requested final minor plat of *Rock Bridge Elementary Subdivision*.

**SUPPORTING DOCUMENTS (ATTACHED)**

- 1) Locator maps
- 2) Final Plat

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	16.62
<b>Topography</b>	Generally sloping south
<b>Vegetation/Landscaping</b>	Mostly turn; 40-foot extension is wooded.
<b>Watershed/Drainage</b>	Little Bonne Femme Creek
<b>Existing structures</b>	Elementary school and off-street parking

**HISTORY**

<b>Annexation date</b>	2019
<b>Zoning District</b>	R-1
<b>Land Use Plan designation</b>	Neighborhood
<b>Previous Subdivision/Legal Lot Status</b>	Presently unsubdivided

**UTILITIES & SERVICES**

<b>Sanitary Sewer</b>	City of Columbia
<b>Water</b>	Consolidated #1
<b>Fire Protection</b>	City of Columbia
<b>Electric</b>	Boone Electric

**ACCESS**

<b>Hwy 163</b>	
<b>Location</b>	North side of site
<b>Major Roadway Plan</b>	Minor Arterial (unimproved & State maintained), requiring 84-100' of ROW. Additional ROW required at the time of plat..
<b>CIP projects</b>	None
<b>Sidewalk</b>	Pedway required..

<b>Providence Road</b>	
<b>Location</b>	West side of site
<b>Major Roadway Plan</b>	Minor Arterial (unimproved & State maintained), requiring 84-100' of ROW. No additional ROW required.
<b>CIP projects</b>	NA
<b>Sidewalk</b>	Sidewalks required.

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	No City parks within half-mile of site.
<b>Trails Plan</b>	South Providence Trail within half-mile of site.
<b>Bicycle/Pedestrian Plan</b>	Pedway along Hwy 163.

**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 a public information meeting, which was held on January 14, 2020.

<b>Public information meeting recap</b>	Number of attendees: 0 Comments/concerns: None.
<b>Notified neighborhood association(s)</b>	None.
<b>Correspondence received</b>	None.

Report prepared by Clint Smith

Approved by Patrick Zenner