



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 20, 2017

Re: Addison's South – C-P Development Plan (Case #17-48)

Executive Summary

Approval of this request would allow for construction of a restaurant on the 1.51-acre commercial lot located on the southwest corner of Vawter School Road and Frontgate Drive.

Discussion

The applicant is proposing approval of a C-P development plan for a one-story, 6,800 sq.ft. restaurant. The proposed use is permitted under the existing C-P zoning ordinance on the property, which was approved in 1998, prior to commencement of the Copperstone residential development to the east and south.

A 2007 C-P plan, known as Copperstone Commercial C-P, approved the creation of two commercial lots on the west side of Frontgate Drive, and allowed Frontgate Lane to be built as a private street to provide principal access to the future development lots. Frontgate Lane is required to connect and provide access to the undeveloped 14.5-acre C-P zoned property to the west and is intended to facilitate shared access between the commercial sites.

The undeveloped 14.5-acre tract has secured two access points onto Scott Boulevard and one on Vawter School Road in exchange for land and easement dedications related to the recent adjacent roadway improvements. To ensure that adequate interconnections are maintained, staff will encourage reciprocity of access between all contiguous parcels within the C-P zoned area as it continues to develop in order to maximize transportation efficiency and minimize the likelihood of commercial traffic cutting through surrounding residential streets.

In order to mitigate neighborhood concerns related to potential cut-through traffic generated by the proposed restaurant development, the applicant is requesting that the Frontgate Drive median island, east of the site, be cut to allow exiting vehicles to turn north toward Vawter School Road rather than being diverted south onto Frontgate Drive and into the Cooperstone neighborhood's local residential streets. The median will be restored once a right-in/right-out entrance is established onto Vawter School Road, either as part of a future phase of the proposed C-P plan, or upon future development of internal driveways and streets associated with development of the tract to the west.

On January 19, 2017, the Planning and Zoning Commission voted 4-3 to deny the proposed C-P development plan. Many neighbors expressed concerns about commercial traffic



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cutting through the residential portion of the Copperstone neighborhood to exit the development. Several indicated a desire for direct access to be provided from the development to Vawter School Road. Commissioners acknowledged neighborhood traffic concerns and explored several ideas that might mitigate the potential for cut-through traffic without inhibiting access to the subject site and the undeveloped commercial lot to its south.

Since the Planning and Zoning Commission's hearing, the applicant has submitted a letter offering support for additional pedestrian improvements and vehicular restrictions to address concerns raised at the public hearing. The applicant suggests signage to restrict on-street parking along the commercial properties' frontages on Frontgate Drive along with signage on Frontgate Lane to discourage commercial traffic from turning right onto Frontgate Drive. The applicant is also offering to pay for crosswalk improvements including bump-outs and a raised crosswalk on Frontgate Drive. Staff has not received communication from the Copperstone Homeowners' Association regarding the proposed off-site improvements and how their installation would address their expressed concerns.

A copy of the Planning Commission staff report, locator maps, C-P plan, design parameters, 2007 C-P plan, 2008 rezoning ordinance, proposed additional off-site traffic improvements letter, and meeting excerpts are attached.

Fiscal Impact

Short-Term Impact: No short-term costs are associated with approval of the request.

Long-Term Impact: No long-term costs are associated with approval of the request.

Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Community Character, Secondary Impact: Development, Tertiary Impact: Transportation

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Mobility, Connectivity, and Accessibility, Tertiary Impact: Land Use & Growth Management



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Legislative History

Date	Action
6-18-2007	Approval of Copperstone Commercial C-P Plan (Ord. #019553)

Suggested Council Action

The Commission recommended denial of the development plan. Council may choose to:

1. Deny the requested C-P development plan, as recommended by the Planning and Zoning Commission; or
2. Remand the request to the Planning and Zoning Commission for reconsideration in view of the proposed off-site traffic mitigation measures presented by the applicant.