

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
February 8, 2024**

**SUMMARY**

A request by Crockett Engineering (agent), on behalf of 2000 Allen Lane LLC (owner), for approval of a 5-lot Preliminary Plat to be known as, "Vandiver Commercial." The 18.83-acre subject site is located on the north side of Vandiver Drive at 2000 Allen Lane. **(Case # 67-2024)**

**DISCUSSION**

The applicants are seeking approval of a 5-lot preliminary plat on an 18.83-acre parcel located north of the intersection of Vandiver Drive at Allen Lane. The parcel is currently split-zoned, with the majority (15.17 acres) lying within the R-1 (One-family Dwelling) district. The remaining 3.66 acres, the southern leg of the L-shaped parcel fronting on Vandiver Drive, is currently zoned M-N (Mixed-Use Neighborhood). A concurrent rezoning request has been submitted (Case # 68-2024) seeking approval of R-MF (Multi-family Dwelling) in place of the existing R-1, and M-C (Mixed-use Corridor) in place of the current M-N zoning, with the exception of proposed Lot 5, on the parcel.

The proposed, "Vandiver Commercial," preliminary plat would create 3 development lots on the east side of an extension of Allen Lane, and two to the west. Allen Lane will traverse the parcel from Vandiver Drive, north to an existing stub of Jolene Drive. A 60-foot right-of-way is accommodated for Allen Lane in compliance with the neighborhood collector street standards of Appendix A.

Lots 1 and 2 are intended for commercial development and are proposed to be rezoned to M-C per Case # 68-2024. Lot 1 contains 1.48 acres and fronts on both Vandiver Drive and Allen Lane while Lot 2 lies immediately to the north and contains 1.05 acres. Lot 3 is located in the northeast leg of the parcel and encompasses 14.75 acres and is proposed to be rezoned R-MF per Case # 68-2024. Lot 4, west of Allen Lane, contains 1.31 acres and is also proposed to be rezoned R-MF and could be utilized for green space or buffering against adjacent single-family lots to the northwest. Lot 5, west of Allen Lane, contains approximately 0.24 acres and will remain zoned M-N.

A 40-foot wide utility easement containing an overhead electric transmission line traverses the site along the southern portion of Lot 3 and much of Lot 4. Standard 10-foot utility easements are depicted along the street frontage of each resulting lot. An existing sewer line is shown on the plat crossing Lot 3 from its northeast corner to the south, near the center of the lot. However; the parcel will be served from an existing sewer line located southwest of the site on Vandiver Drive.

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, with the exception of a minor technical corrections. Prior to forwarding the plat to Council for its consideration all technical corrections shall be addressed.

**RECOMMENDATION**

Approve the "Vandiver Commercial" preliminary plat subject to technical corrections.

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator Maps
- Preliminary Plat

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	18.83 acres
<b>Topography</b>	Sloping to NE, with ridge near SW corner of the parcel
<b>Vegetation/Landscaping</b>	Wooded north of residential structure, turf to the south
<b>Watershed/Drainage</b>	Perche Creek
<b>Existing structures</b>	Residential structure, possibly multi-family

**HISTORY**

<b>Annexation date</b>	1964
<b>Zoning District</b>	M-N (Mixed-Use Neighborhood) on Vandiver frontage, R-MF (Multi-family Dwelling) on northern portion
<b>Land Use Plan designation</b>	Neighborhood District
<b>Previous Subdivision/Legal Lot Status</b>	Land in limits, platting required prior to development

**UTILITIES & SERVICES**

<b>Sanitary Sewer</b>	City of Columbia
<b>Water</b>	
<b>Fire Protection</b>	
<b>Electric</b>	

**ACCESS**

<b>Allen Lane</b>	
<b>Location</b>	Entering property from south on Vandiver Dr, at western property edge
<b>Major Roadway Plan</b>	N/A
<b>CIP projects</b>	N/A
<b>Sidewalk</b>	Required upon platting

<b>Vandiver Drive</b>	
<b>Location</b>	Southern edge of parcel
<b>Major Roadway Plan</b>	Minor arterial
<b>CIP projects</b>	N/A
<b>Sidewalk</b>	Existing

<b>Jolene Drive</b>	
<b>Location</b>	Stubbing into northern edge of property
<b>Major Roadway Plan</b>	N/A
<b>CIP projects</b>	N/A
<b>Sidewalk</b>	Required with construction of connection to Allen Lane

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	Bear Creek Park immediately NE of subject parcel
<b>Trails Plan</b>	Bear Creek Trail north of property on Elleta Ave
<b>Bicycle/Pedestrian Plan</b>	Vandiver is a yellow route (shared traffic w/ separation from vehicles)

**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 January 2nd, 2023 of the pending action.

<b>Notified neighborhood association(s)</b>	Northland-Parker NA
<b>Correspondence received</b>	None

Report prepared by Rusty Palmer

Approved by Patrick Zenner