

AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
July 10, 2025

SUMMARY

A request by A Civil Group (agent), on behalf of Socket Land Company LLC (owner), for approval of a 10-lot preliminary plat of R-MF (Multiple-family Dwelling), M-C (Mixed-use Corridor) and I-G (General Industrial) zoned property, to be known as White Gate South Plat 2. The subject site contains 27.45 acres, and is inclusive of the property located northwest of the intersection of Clark Lane and Highway 63.

DISCUSSION

The applicants are seeking approval of a 10-lot preliminary plat on a 27.45-acre subject site located on the west side of Highway 63, extending north from Clark Lane, roughly 200 feet north of Bass Pro Drive. The proposed plat includes provisions for an extension of Lake Ridgeway Road from its current southern terminus to Clark Lane. The parcel would then be subdivided with lots on either side of this extended roadway.

Much of the parcel is currently zoned M-C (Mixed-use Corridor), with roughly 5 acres of R-MF (Multi-family Dwelling) zoning, and another 5 acres zoned I-G (General Industrial). The M-C zoning district is generally located on the Highway 63 and Clark Lane frontages of the parcel. Another 4.35-acre M-C zoned parcel is located immediately east of the Socket headquarters, and is included in the preliminary plat acreage. The R-MF portion is located at the north end of the property that contains the Socket Telecom headquarters, on a lot currently known as Lot 1 of the, "White Gate South," subdivision. This R-MF district also includes two lots near the south end of Lambeth Drive, just northwest of Socket. The I-G zoned portion of the subject site is located at the extreme north end of the parcel, northwest of Furniture Row, at the intersection of Bass Pro Drive and Lake Ridgeway Road.

The proposed lots are to be accessed from the proposed extension of Lake Ridgeway Road through the subject site. Lake Ridgeway Road currently enters the north end of the subject parcel, near Bass Pro Drive and extends to near the southwest corner of the Furniture Row property. The proposed extension would connect this existing stub to Clark Lane, with a spur connecting to the currently improved southern stub of Lambeth Drive. Socket's existing driveway and entrance onto Clark Lane would be improved to complete the southern leg of Lake Ridgeway Road from Vandiver Drive to Clark Lane.

Lake Ridgeway Road is classified on the CATSO Major Roadway Plan (MRP) as a major collector. The plat makes provisions for a 66-foot right-of-way for Lake Ridgeway Road, which is depicted with a 36-foot pavement width, both of which are consistent with City requirements for major collector streets. No additional right-of-way is currently required for Clark Lane at this time. The proposed plat has also provides for the standard 10-foot utility easement along all street frontages. Stormwater detention areas for the future subdivision are denoted on Lots 3, 4, and 7.

Sidewalks presently exist along the Clark Lane frontage, and along the east side of the improved portion of Lake Ridgeway Road in the northern reaches of the parcel. Construction of new sidewalks will be required on all remaining lot frontages upon final platting of each lot. The site lies within the City's Urban Service Area and all utilities and services are to be provided by the City.

Staff finds the proposed subdivision layout to be appropriate and supported by the goals and objectives of Columbia Imagined, which seek to prioritize infill development and foster economic growth opportunities. The site is located in an underutilized area at a significant intersection in the interstate roadway network, with high levels of access and visibility from both highways. The proposed extension of Lake Ridgeway Road provides a beneficial vehicular connection between Vandiver Drive and Clark Lane which will serve to divert a small volume of traffic off of Highway 63, north of I-70. With the

planned interchange improvements involving Clark Lane, Highway 63, and I-70, this connection will also be an invaluable outlet for local traffic trying to avoid construction delays and closures.

RECOMMENDATION

Approve the proposed 10-lot preliminary plat known as, “White Gate South Plat 2.”

ATTACHMENTS

- Locator Maps
- Preliminary Plat

SITE CHARACTERISTICS

Area (acres)	27.45 acres
Topography	Sloping toward southeast corner of parcel, Hinkson Creek
Vegetation/Landscaping	Mostly wooded, with landscaping on developed southern portion
Watershed/Drainage	Hinkson Creek
Existing structures	Three existing Socket Telecom buildings on south end of parcel

HISTORY

Annexation date	1962
Zoning District	M-C (Mixed-use Corridor) & R-MF (Multi-family Dwelling)
Land Use Plan designation	Commercial District, Neighborhood District
Previous Subdivision/Legal Lot Status	Lot 1, White Gate South Subdivision, and survey tract west of Lambreth Drive

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	
Fire Protection	
Electric	

ACCESS

Clark Lane	
Location	Southern parcel boundary
Major Roadway Plan	Major Collector
CIP Projects	N/A
Sidewalk	Partially constructed, none needed on subject parcel

Lake Ridgeway Road	
Location	Enters north end of parcel, bisects parcel north/south
Major Roadway Plan	Major Collector
CIP Projects	N/A
Sidewalk	Partially constructed, none needed on subject parcel

Lambeth Drive	
Location	Enters parcel from northwest
Major Roadway Plan	N/A
CIP Projects	N/A
Sidewalk	Constructed

PARKS & RECREATION

Neighborhood Parks	Whitegate Park
Trails Plan	Hinkson Creek Trail near southeast corner of site
Bicycle/Pedestrian Plan	Clark Lane is Yellow Route

Report prepared by Rusty Palmer

Report Approved by Patrick Zenner