

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
February 22, 2024**

**SUMMARY**

A request by the City of Columbia (owner) for approval of a 2-lot final minor plat to be known as the “*Cosmo Park Subdivision Plat 1*” in order to confer “legal lot” status upon the resulting parcels. The 499.62-acre property is located northeast of the intersection of North Stadium Drive (Route E) and Business Loop 70 West and is addressed as 1800 Parkside Drive. **(Case # 48-2024)**

**DISCUSSION**

The City is seeking approval of a 2-lot final plat of its Cosmo Park which contains 499.62 acres located northeast of the intersection of N. Stadium Drive and Business Loop 70 West. The parcel is currently split-zoned with the majority of the acreage located within the R-1 (One-family Dwelling) district. An area at the north end of the park, adjacent to Bear Creek, is zoned A (Agriculture). The City is preparing to make future improvements to Cosmo Park which will require the granting of legal lot status prior to the issuance of building permits. Additionally, the Columbia Parks & Recreation Department has recently been awarded a grant that will fund a number of improvements that requires the subdivision of the property into two distinct lots, separating L.A. Nickell Golf Course from the rest of the park property.

The parcel is currently composed of a number of lots and surveyed tracts that have been deeded to the City over time. These include the 7 lots on the west side of Schwabe Lane at the southeast corner of the parcel, and numerous other tracts which are annotated on the plat. Right-of-way (ROW) is to be dedicated along the western boundary of Lot 1 for both Stadium Boulevard and Blackfoot Road. Stadium Boulevard is classified as a major arterial street by the CATSO Major Roadway Plan, which requires a 110-foot ROW. The plat provides the appropriate 55-foot half-width. A 53-foot half-width is provided for Blackfoot Road extending to the northeast from Stadium Boulevard. This dedication area varies in width to account for curvature in the road; widening to roughly 137-feet where a realignment of Blackfoot Road will exit the northwest corner of the property. An additional 3-feet of ROW is provided along the Business Loop 70 frontage, and 15-feet is depicted on the west side of Schwabe Lane to reach a 30-foot half-width.

Lot 1 contains a small area of floodplain, and the associated stream buffer, near its southwest corner. The Bear Creek corridor lies along the northern border of Lot 2, with a small tributary protruding into the lot to the south. All floodplain and stream buffers are denoted on the plat as required. The standard 10-foot utility easement is also provided along all street frontages.

The final 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 the plat will require the signature of the City Manager who is designated as the property owner.

**RECOMMENDATION**

Approve, “Cosmo Park Subdivision Plat 1.”

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator Maps
- Final Plat

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	499.62 acres
<b>Topography</b>	Varies, generally toward Bear Creek to north
<b>Vegetation/Landscaping</b>	Varies
<b>Watershed/Drainage</b>	Perche Creek
<b>Existing structures</b>	Park structures, golf course, outbuildings

**HISTORY**

<b>Annexation date</b>	1946, 1964, 1969
<b>Zoning District</b>	R-1 (One-family Dwelling) & A (Agriculture)
<b>Land Use Plan designation</b>	Neighborhood & Open Space / Greenbelt Districts
<b>Previous Subdivision/Legal Lot Status</b>	Varies, includes lots, surveys, land-in-limits

**UTILITIES & SERVICES**

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

**ACCESS**

<b>Blackfoot Road / Parkside Drive</b>	
<b>Location</b>	Entering property from NE corner
<b>Major Roadway Plan</b>	Major Arterial (Blackfoot)
<b>CIP projects</b>	N/A
<b>Sidewalk</b>	Required upon platting

<b>Stadium Boulevard</b>	
<b>Location</b>	Western edge of parcel
<b>Major Roadway Plan</b>	Minor arterial
<b>CIP projects</b>	N/A
<b>Sidewalk</b>	Required upon platting

<b>Business Loop 70 West</b>	
<b>Location</b>	Southern edge of parcel
<b>Major Roadway Plan</b>	Major Collector
<b>CIP projects</b>	N/A
<b>Sidewalk</b>	Existing

<b>Schwabe Lane</b>	
<b>Location</b>	Eastern edge of parcel
<b>Major Roadway Plan</b>	N/A
<b>CIP projects</b>	N/A
<b>Sidewalk</b>	Required upon platting

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	Cosmo Park (subject site)
<b>Trails Plan</b>	Bear Creek Trail (proposed extension through site) & Parkside Drive (proposed secondary trail east of subject site)
<b>Bicycle/Pedestrian Plan</b>	Parkside/Cosmo, I-70 Drive (Green Routes), Stadium (Red Route), Bear Creek Trail & Cosmo Park (Multi-use Paths)

**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 February 6th, 2024 of the pending action.

<b>Notified neighborhood association(s)</b>	Valley View Gardens NA
<b>Correspondence received</b>	None; inquiries only

Report prepared by Rusty Palmer

Approved by Patrick Zenner