

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
March 23, 2017**

SUMMARY

A request by Fleet Specialties Real Estate, LLC (owner) for a three-lot replat of C-P and C-3 zoned property. The 3.36-acre subject site is located on the east side of Old 63, between McAlester Street and Gordon Street. **(Case #17-73)**

DISCUSSION

The applicant is requesting a three-lot final minor plat of C-P (Planned Business District) and C-3 (General Business District) zoned land, which would allow for the sale and development of proposed Lots 102 (zoned C-3) and 103 (zoned C-P).

Proposed Lot 101 (zoned C-P) is developed with Columbia Car Care and proposed Lot 102 (zoned C-3) is developed with a small commercial building. The approved development plan for C-P zoned portion of the site (including proposed Lots 101 and 103) identified the southern portion of the C-P zoned parcel (proposed Lot 103) for future development. The proposed final minor plat will allow this future development area to be divided from its parent parcel and developed, subject to review and approval of a C-P plan in accordance with applicable planned district standards.

Necessary rights-of-way and utility easements are provided on the plat, and the proposal meets all applicable City Zoning and Subdivision standards. A sidewalk will be required along the public street frontages of proposed Lots 102 and 103 prior to certificates of occupancy being issued for any new development of either Lot 102 or 103.

RECOMMENDATION

Approval of the proposed final plat

ATTACHMENTS

- Locator maps
- Proposed plat of C. E. Harr Plat 2
- Columbia Car Care C-P Plan

SITE HISTORY

Annexation Date	1906
Existing Zoning District(s)	C-3 (General Business District) and C-P (Planned Business District)
Land Use Plan Designation	Commercial District
Subdivision/Legal Lot Status	Portions of several existing lots and vacated Oyama Street ROW

SITE CHARACTERISTICS

Area (acres)	3.36 acres
Topography	Gradually sloping downward from north to south
Vegetation/Landscaping	Turf, a few trees, landscaping
Watershed/Drainage	Hinkson Creek
Existing structures	Two commercial structures

UTILITIES & SERVICES

Site is served by all city services (utilities and public safety)

ACCESS

Old 63	West side of site
Major Roadway Plan	Minor arterial street (Improved & City-maintained)
CIP Projects	None
Sidewalk	Partially in place. Needed along proposed Lot 102 frontage.

McAlester Street	South side of site
Major Roadway Plan	Local residential street (Improved & City-maintained)
CIP Projects	None
Sidewalk	Needed

PARKS & RECREATION

Neighborhood Parks	Stephens Lake Park is ½ mile south of site
Trails Plan	N/A
Bicycle/Pedestrian Plan	N/A

Report prepared by Steve MacIntyre; Approved by Pat Zenner