

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
June 20, 2019**

SUMMARY

A request by A Civil Group (agent) on behalf of 763 Real Estate, LLC (owner) for a 2-lot final plat of IG (Industrial General) zoned property, constituting the replat of Lot 2 *Gas Light Industrial Park Plat 3* and the final plat of previously unplatted property, to be known as *Gas Light Industrial Park Plat 4*. The approximately 3.25-acre site is located on the east side of Highway 763, approximately 550 feet north of International Drive, and is commonly addressed as 5210 and 5250 N. Highway 763. **(Case #147-2019)**

DISCUSSION

The applicant is seeking approval of a two-lot final plat that combines an existing lot with previously unplatted property to create two legal lots. The owner wishes to redistribute some of the property from the existing lot 2 of *Gas Light Industrial Park Plat 3* to create the new lot 401, which is currently vacant. A sanitary sewer extension is required to serve Lot 401, and appropriate sewer easements, as well as other easements, are dedicated on the plat. No additional right of way is necessary along Highway 763.

The replat of Lot 2 (the previously unplatted property is considered a final minor plat) will not create development that is out of character with the surrounding industrial zoned property. Staff finds that the requested replat will not eliminate any restrictions that have been relied upon by neighbors, is properly served by existing utilities, and will not be detrimental to the neighborhood.

The proposed final plat has been reviewed by staff and it meets all requirements of the Unified Development Code.

RECOMMENDATION

Approval of the final plat for *Gas Light Industrial Park Plat 4*.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Final plat
- Previously Approved Plat - *Gas Light Industrial Park Plat 3*

SITE CHARACTERISTICS

Area (acres)	3.25
Topography	Generally slopes to the east
Vegetation/Landscaping	East third of site generally turf, limited trees
Watershed/Drainage	Cow Branch
Existing structures	2 Industrial Structures

HISTORY

Annexation date	2016, 1998
Zoning District	IG (Industrial - General)
Land Use Plan designation	Employment, Commercial
Previous Subdivision/Legal Lot Status	Lot 2, <i>Gas Light Industrial Park Plat 3</i> ; surveyed tract

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	City of Columbia
Fire Protection	City of Columbia
Electric	Boone Electric

ACCESS

Highway 763	
Location	Abuts west side of property
Major Roadway Plan	Major Arterial; MoDOT maintained (106-110-foot ROW required; 53-55 half-width required).
CIP projects	None
Sidewalk	Sidewalks present

PARKS & RECREATION

Neighborhood Parks	Within Auburn Hills Park service area
Trails Plan	None near site
Bicycle/Pedestrian Plan	Pedway along 763

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 of a public information meeting, which was held on May 28, 2019.

Public information meeting recap	Number of attendees: 1 (Includes applicant) Comments/concerns: None
Notified neighborhood association(s)	Auburn Hills HOA
Correspondence received	None at time of report.

Report prepared by Clint Smith

Approved by Patrick Zenner