

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
December 21, 2017**

**SUMMARY**

A request by Engineering Surveys and Services (agent), on behalf of Last Enterprises, LLC (owner), for a revised preliminary plat to known as “Centerstate Plat 14”. The subject 7.66-acre parcel is located at the southwest corner of the intersection of Vandiver Drive and Mexico Gravel Road, between Vandiver and Highway 63. Concurrent requests for rezoning (Case # 18-18) and final plat (Case # 18-17) approval are being considered with this request. **(Case # 18-35)**

**DISCUSSION**

The applicant is seeking a 3-lot, revised preliminary plat of their property between Highway 63 and Vandiver Drive, currently known as Lot 1 of Centerstate Plat 13. This preliminary plat would divide Lot 1 into 3 development lots of 2-3 acres each. The property owner intends to prepare each lot for sale into individual ownership and for development to suit prospective buyers’ needs. A concurrent rezoning (Case # 18-18) would rezone the property to IG (Industrial District), to meet market demands for mechanical and construction contractor shops.

Vandiver Drive and Mexico Gravel Road are improved with all necessary sidewalks adjacent to the subject parcel. Vandiver Drive adjacent to the subject site is proposed to be expanded to four lanes in the future. Right of way to accommodate this expansion has been previously obtained and the existing sidewalks along the site’s Vandiver frontage are placed in accordance with that expansion. The expansion of is not currently shown within the City’s CIP. Vandiver Drive is a major arterial roadway in this location and Mexico Gravel is a major collector at the north end of the parcel before entering the roundabout. Upon exiting the roundabout, Mexico Gravel changes in designation to a major arterial moving east toward Ballenger Lane and on to Route Z.

The site does contain a small area of the Floodplain Overlay, at the southeast corner of the property, and along its eastern frontage to Vandiver Drive – generally contained with proposed Lot 3. Generally the inclusion of such a feature on a development lot is not permitted per Section 29-5.1(b)(2) since this area is considered a “sensitive area”. However, Section 29-1.6 of the UDC indicates that in instances when an overlay district conflicts with another provision of the code, the standards of the overlay district apply. The overlay district, would allow for the inclusion of the floodplain area in a lot intended for development provided the development protections of the FP-O district are met. Furthermore, 29-5.1(b)(2) permits the inclusion of such area on a development lot when they are necessary to meet other regulatory requirements of the code, namely the requirement for lots to have roadway frontage. Staff has recommended utilization of a shared access drive between Lots 2 and 3 to limit development impacts within the floodplain.

The preliminary plat of this property is required by code, as the subdivision of the existing lot is not consistent with the originally approved preliminary plat and will require installation of additional public infrastructure. Both sewer and water main extensions are required to serve the proposed lots on the parcel. As such, the proposed preliminary plat is considered a major replat and requires Commission approval before the final plat (Case #18-17) can be presented to Council for consideration.

The proposed preliminary plat has been reviewed by staff and is found to be compliant with all subdivisions regulations.

**RECOMMENDATION**

Approval of the, “Centerstate Plat 14 - Preliminary Plat”

**ATTACHMENTS**

- Locator maps
- “Centerstate Plat 14 – Preliminary Plat”

**HISTORY**

<b>Annexation date</b>	1969
<b>Zoning District</b>	PD (Planned District)
<b>Land Use Plan designation</b>	Open Space/Greenbelt District
<b>Previous Subdivision/Legal Lot Status</b>	Lot 1, Centerstate Plat 13

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	7.66 acres
<b>Topography</b>	Generally flat, graded
<b>Vegetation/Landscaping</b>	Turf or bare
<b>Watershed/Drainage</b>	Perche Creek
<b>Existing structures</b>	None

**UTILITIES & SERVICES**

All utilities and services are provided by the City of Columbia

**ACCESS**

<b>Vandiver Drive</b>	
<b>Location</b>	Along eastern edge of property
<b>Major Roadway Plan</b>	Major Arterial
<b>CIP projects</b>	N/A
<b>Sidewalk</b>	Improved

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	N/A
<b>Trails Plan</b>	N/A
<b>Bicycle/Pedestrian Plan</b>	N/A

Report prepared by Rusty Palmer

Approved by Patrick Zenner