

AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
December 7, 2017

SUMMARY

A request by Engineering Surveys and Services (agent), on behalf of TKG St. Peters Shopping Center, LLC (owner), for approval of a 1-lot minor subdivision to be known as “University Center Subdivision” and a design adjustment from Appendix A.1(h)(1) relating to dedication of minimum right-of-way along the site’s Providence Road frontage. **(Case 17-199)**

DISCUSSION

The applicant is seeking approval of a 1-lot minor replat of their 3.26-acre property located on the west side of Providence Road, immediately south of Locust Street. The replat is necessary in order to prepare the parcel for development. The parcel contains a number of lots, parts of lots, and former street right-of-way for both Second and Locust Streets (vacated in 1966). Per the UDC, construction of any structure is not permitted to cross an existing lot line. Therefore, the parcel must be reconfigured into a single lot, and platted to gain legal status. While the right-of-way for Second and Locust Streets were vacated in 1966, easement rights were retained over the former rights-of-way. These easements are being requested to be vacated under Case #19-200 which will be heard by City Council.

The applicant is also requesting a design modification for relief from the requirement to dedicate 18-feet of additional street right-of-way along the site’s Providence Road frontage. A minimum of 106-feet of right of way (53-foot half width) is required by the UDC based on Providence Road’s designation as a “major arterial”. The adjacent Providence Road right-of-way is 70-foot wide (35-foot half width). Properties to the north and south of the subject parcel are fully developed with a 35-foot half width right-of-way. Sidewalks and public infrastructure are in place within the right-of-way.

Staff does not believe that granting the design adjustment would be detrimental to public safety. This parcel is the sole remaining undeveloped property along the Providence Road corridor in the downtown area. There are no City plans or known MoDOT plans for expansion of this segment of Providence Road. Approving the design adjustment will not abrogate any provisions of the Comprehensive Plan.

While there are no known plans for right-of-way expansion in this area, MoDOT has indicated that they will be reconstructing the sidewalk along the property’s Providence Road frontage as part of a future ADA improvement project and that construction will require a temporary construction easement (TCE) along the site’s Providence frontage. Given this future project and easement need, MoDOT recommends that approval of the plat be conditioned upon the applicant providing either MoDOT or the City, upon request, any TCEs necessary for sidewalk construction along the site’s Providence frontage at no cost.

The proposed plat has been reviewed by internal and external staff and found to meet all applicable standards of the UDC. The plat and requested design modifications are supported by staff for approval.

RECOMMENDATION

Approve the plat of “University Centre Subdivision,” and the requested design adjustment subject to the applicant providing, at no cost to the City or MoDOT upon request, any necessary TCEs for future ADA improvements to the sidewalk along the subject property’s Providence Road frontage.

ATTACHMENTS

- Locator maps
- “University Centre Subdivision Final Plat”

HISTORY

Annexation date	1826
Zoning District	M-DT (Mixed-Use Downtown District)
Land Use Plan designation	City Center / Commercial District
Previous Subdivision/Legal Lot Status	Includes numerous lots and parts of lots, as well as Locust St and 2 nd St easements

SITE CHARACTERISTICS

Area (acres)	3.26 acres
Topography	Generally flat, sloping to the east, gully w/ small area of steeper slopes near center of site along east side, around storm drain inlet
Vegetation/Landscaping	Turf, mature trees along western boundary
Watershed/Drainage	Perche Creek
Existing structures	None

UTILITIES & SERVICES

All utilities are provided by the City of Columbia

ACCESS

Providence Road	
Location	Along eastern edge, access limited to existing shared locations
Major Roadway Plan	Major Arterial
CIP projects	N/A
Sidewalk	In place

PARKS & RECREATION

Neighborhood Parks	N/A
Trails Plan	N/A
Bicycle/Pedestrian Plan	N/A

Report prepared by Rusty Palmer

Approved by Patrick Zenner