



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 21, 2021

Re: Old Hwy 63 Storage Plat 1 – Final Plat (Case #115-21)

Executive Summary

Approval of this request would result in the creation of a one-lot final plat to be known as "Old Hwy 63 Storage Plat 1". The subject site is located on the west side of S. Old Hwy 63 South, approximately ½ mile north of the intersection of S. Old Hwy 63 and Grindstone Parkway, and is addressed 2801, 2909 and 2911 S. Old Hwy 63.

Discussion

A Civil Group (agent), on behalf of Merle and Charlotte Smarr (owners), seeks approval of an approximately 7.6-acre one-lot consolidation plat of three properties addressed 2801, 2909 and 2911 S. Old Hwy 63 to be known as "Old Hwy 63 Storage Plat 1". The plat is desired to bestow legal lot status on the property. Presently only the southernmost of the three parcels has been platted (Lot 1A, CK Place Administrative Plat).

The property is zoned M-C (Mixed-Use Corridor) district, which permits the present self-service storage facility (Sky Hi Storage) in accordance with the use-specific standards of Section 29-3.3(w) of the UDC. The platting action will permit additional development on the site subject to the dimensional standards (setback, etc.) for uses permitted within the M-C zone, and all applicable neighborhood protection and use-specific standards.

The plat dedicates the additional right-of-way needed (dedication varies) along the S. Old Hwy 63 frontage for a minor arterial which requires a minimum 42-foot half-width. The plat also reflects existing easements and dedicates the required 10-foot utility easement along the S. Old Hwy 63 frontage. Sidewalk (pedway) is already in place. The site is served by all City utilities, and there are no identified capacity issues.

A significant tree and climax forest preservation plan will be required per Chapter 29-4.4 of the UDC at the time of future building permitting. There is a level II intermittent stream generally running along the western side of the property and stream buffer is shown per Chapter 12A of the City Code of Ordinances. No design adjustments are sought with the request and the plat is compliant with the requirements of the UDC.

The Planning and Zoning Commission considered this request at their April 22, 2021 meeting. Staff presented its report and was asked why the stream buffer was not shown on the southernmost of the three lots. Staff responded they would review the matter asked and that such addition, if needed, be added to the other technical correction involving a small typo on the plat prior to its forwarding to City Council. No member of the public spoke



City of Columbia

701 East Broadway, Columbia, Missouri 65201

during the public hearing. Following limited discussion, a motion to approve plat subject to technical correction passed (8-0).

Following the April 22, 2021 Commission meeting staff conferred and concluded that the reason the stream buffer was not shown was because it had been previously platted as part of Lot 1A, CK Place Administrative Plat. All other technical corrections noted during the Planning Commission hearing have been addressed.

Planning and Zoning Commission staff report, locator maps, final plat, and meeting minute excerpts are attached.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as roads and sewers as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

| Date | Action |
|------------|---|
| 10/28/1998 | Approval of the C-K Place Administrative Plat |

Suggested Council Action

Approve the final plat of "Old Hwy 63 Storage Plat 1" as recommended by the Planning and Zoning Commission.