



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 5, 2017

Re: Breaktime at Vandiver & Route B – Final Plat (Case #17-193)

## Executive Summary

Approval of this request will result in the creation of a one-lot final plat to be known as "Breaktime Vandiver Route B."

## Discussion

The applicant is seeking approval of a minor replat that combines the three existing tracts of land, totaling 2.5 acres, owned by MFA Petroleum Company at the northeast corner of Vandiver Drive and Route B (Paris Road). The subject parcel contains eight existing structures, including the Breaktime convenience store nearest the intersection, a number of sheds and outbuildings, and two light industrial structures which house MFA Petroleum's trucking operations.

The convenience store currently resides on its own separate tract which was previously known as 'Tract 1' of the Mid-Missouri Industrial Park, a survey completed and approved by the Director of Public Works in February 1963. The tract containing MFA Petroleum's industrial uses is unplatted. A small triangle-shaped remnant of Tract 1 lies on the north side of Vandiver across from Sylvan Lane at the southeast corner of the parcel. This remnant appears to have been acquired by MFA Petroleum via small area transfer to allow for a secondary vehicular access to their trucking operation at a time when the two tracts were under separate ownership.

The proposed plat depicts additional right-of-way for both Route B and Vandiver Drive. Both roads are considered major arterials on the City's CATSO Major Roadway Plan. The 23-foot half-width dedication along the parcel's Vandiver Drive frontage is consistent with a 110-foot total right-of-way as required by City Code. The Route B/Paris Road right-of-way varies from 50 to 55 feet along the parcel's frontage. The plat dedicates up to 3 feet of additional right-of-way to create a half-width of at least 53 feet. The plat also dedicates a 10-foot utility easement along all street frontages, as required by Code.

Staff advised the applicant that rezoning the property would be appropriate upon approval of the plat. The parcel is currently split-zoned M-C (Mixed-Use Corridor District) and I-G (General Industrial District). While split-zoning is not prohibited by code, staff believes that it should be mitigated whenever possible. It is likely that the applicant will seek I-G zoning for the entire property considering the industrial use that currently exists on the property.



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

The plat has been reviewed by staff and found to meet all requirements of the Unified Development Code. No rezoning of the property is required to approve the requested replat.

Locator maps and plat are attached.

## Fiscal Impact

Short-Term Impact: Limited. Public infrastructure expansion would be at the cost of the developer.

Long-Term Impact: Limited. Site is currently served by public infrastructure and services. Costs associated with expansion of infrastructure or services may or may not be off-set by increased user fees or taxes.

## Strategic & Comprehensive Plan Impacts

### [Strategic Plan Impacts:](#)

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

### [Comprehensive Plan Impacts:](#)

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

## Legislative History

Date	Action
2/14/1963	Approved "Mid-Missouri Industrial Park"

## Suggested Council Action

Approve "Breaktime Vandiver Route B" final plat.