

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
November 19, 2020**

SUMMARY

A request by Engineering Surveys & Services (agent), on behalf of JDM II SF National LLC (owner), for approval of a two-lot preliminary plat to be known as “*State Farm Subdivision - Block 2*” and a design adjustment from Section 29-5.1(f)(3) to allow a new lot line through a structure. The 102.85-acre subject site is located southeast of the intersection of Southampton Drive and Providence Road (State Route 163) and is addressed 4700 S. Providence Road. (**Case #203-2020**)

DISCUSSION

The applicant is seeking approval of a 2-lot preliminary plat on approximately 103 acres of land that is currently zoned M-OF and improved with an office building. The site is currently platted as one lot as reflected on the final plat of *State Farm Subdivision - Block 1*. Due to the proposed division of the property and required sewer main extension to serve the newly created lot, a new preliminary plat is required. An associated final plat (Case #204-2020) is also under review and will accompany the preliminary plat to Council.

The proposed subdivision will divide the existing lot generally north to south into two lots, with approximately a quarter of the existing site in the west lot (Lot 1A) and the remainder, along with the existing building and all of the accessory off-street parking areas, in the east lot (Lot 1B). The plat also shows dedication of required half-width right of way for Southampton Drive to complete a 66-foot right of way cross section, as well as right of way for a portion of the existing street stub at the northeast corner of the site, south of the Southampton Drive and State Farm Parkway roundabout, and at the southwest corner of the site where existing Corporate Lake Drive enters the property.

Associated with the proposed division of the property is a request for a design adjustment from Section 29-5.1(f)(3) for the placement of a property line over a structure (i.e. driveway). The current site's improvements are accessed via four driveway locations. Three of the driveways permit access to Southampton Drive and the fourth driveway access is from Highway 163 South across from Corporate Lake Drive. The proposed division of the property crosses two of the existing drives - the western most drive off of Southampton Drive and the drive that accesses the site from Hwy 163. This will result in the four access points being split between the two lots.

Per the UDC, structures cannot cross property lines and a structure is defined to include parking lots and driveways. As such the request for a design adjustment is necessary. Review of the proposed plat finds that the proposed location of the property line will not result in a division that compromises public safety or be a detriment to the use of the remainder of the property. The location of the property line at the end of the “boulevard-divided” driveway's intersection with the internal circulation drive is believed reasonable and meets the criteria for granting a design adjustment.

It should be further noted that no additional right of way for the southward extension of State Farm Parkway or the eastward extension of Corporate Lake Drive are shown as being dedicated with this plat given neither alignment is shown on the City's Major Roadway Plan (MRP). The CATSO Technical and Coordinating Committees will be taking up amendments in 2021 to discuss the addition of these roadway corridors to the MRP. Should these roadway corridors be added to the MRP and the subject tract undergo further subdivision, the requisite half-width right of way for each corridor would be obtained at that time.

The preliminary plat has been reviewed by both internal and external stakeholders and has been found to comply with the provisions of the UDC.

RECOMMENDATION

Approval of the preliminary plat *State Farm Subdivision - Block 2*.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Preliminary Plat

SITE CHARACTERISTICS

Area (acres)	102.85
Topography	Drainage way north/south through property
Vegetation/Landscaping	Partially wooded
Watershed/Drainage	Hominy Branch
Existing structures	Dwelling, accessory structures

HISTORY

Annexation date	NA
Zoning District	County R-S (Single-family Residential)
Land Use Plan designation	Neighborhood
Previous Subdivision/Legal Lot Status	None

UTILITIES & SERVICES

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

ACCESS

Southampton Drive	
Location	Along the north side of property
Major Roadway Plan	Major Collector (improved and City maintained); 66-76-foot ROW required; 33-38 half-width required; Additional right-of-way shown for dedication.
CIP projects	None
Sidewalk	Sidewalks existing

Providence Road	
Location	Along the west side of property
Major Roadway Plan	Expressway (improved and MoDOT maintained); ROW is variable, no additional ROW to be dedicated.
CIP projects	None
Sidewalk	Required

Corporate Lake	
Location	Stubbed at the southwest corner of property
Major Roadway Plan	Not on MRP (improved and Boone County maintained); Additional ROW granted to complete a 66-foot ROW.
CIP projects	None
Sidewalk	Required

PARKS & RECREATION

Neighborhood Parks	Indian Hills Park
Trails Plan	None adjacent to site
Bicycle/Pedestrian Plan	None adjacent to site

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 this pending request on October 27, 2020. Nine postcards were distributed.

Report prepared by Clint Smith

Approved by Patrick Zenner