

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
December 6, 2018**

SUMMARY

A request by Crockett Engineering (agent) on behalf of Quaker Manufacturing, LLC (owner) for approval of a one-lot final minor plat of IG (Industrial) zoned property to be known as *Paris Road Park Plat No. 1*. The 14.14-acre subject site is located at 4501 Paris Road. **(Case #8-2019)**

DISCUSSION

The applicant is seeking approval of a final plat for previously unplatted property along Paris Road into one total lot. No additional right of way is required, and the site is currently served by utilities. Sidewalks will be required along Paris Rd.

The subject property is currently improved with an existing industrial facility along with off-street parking. The existing facilities are proposed to be expanded and the plat will confer “legal lot” status upon the property which has only been previously surveyed.

The site includes a required tree preservation easement that will be granted over the existing climax forest on the southwest portion of the site. The easement will need to be executed and recorded as well as the plat will need to be updated to include the recording information, prior to it being approved by City Council.

The proposed plat has been reviewed by staff, and aside from the completion of the recording of the tree preservation easement, it meets all requirements of the Unified Development Code.

RECOMMENDATION

Approval of the final plat for *Paris Road Park Plat No. 1*.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Final plat

SITE CHARACTERISTICS

Area (acres)	14.14
Topography	Slight slope south
Vegetation/Landscaping	Landscaped, turf, timber in south portion of site
Watershed/Drainage	Hinkson Creek
Existing structures	Industrial, off-street parking facilities

HISTORY

Annexation date	1969
Zoning District	IG (Industrial General)
Land Use Plan designation	Employment District
Previous Subdivision/Legal Lot Status	Surveyed tract

UTILITIES & SERVICES

All utilities and services provided by the City of Columbia.

ACCESS

Paris Road	
Location	Abuts east side of property
Major Roadway Plan	Major Arterial, MoDOT maintained; 106-110' ROW required (Minimum ROW provided)
CIP projects	None
Sidewalk	Sidewalks required

PARKS & RECREATION

Neighborhood Parks	Brown Station Park (north of subject site)
Trails Plan	No trails planned adjacent to site.
Bicycle/Pedestrian Plan	None identified 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 a public information meeting, which was held on October 30, 2018.

Public information meeting recap	Number of attendees: 0 Comments/concerns: NA
Notified neighborhood association(s)	Mexico Gravel Neighborhood Association
Correspondence received	None at time of report.

Report prepared by Clint Smith

Approved by Patrick Zenner