

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
September 19, 2019**

SUMMARY

A request by Engineering Surveys & Services (agent) on behalf of JDM II SF National LLC (owner) for a three-lot preliminary plat of 102.85 acres of property located southeast of the intersection of Southampton Drive and Providence Road (State Route 163). The property is zoned M-OF (Mixed Use-Office) and is addressed 4700 S. Providence Road (**This item was tabled at the September 5, 2019 Planning and Zoning Commission meeting) (Case # 180-19).**

DISCUSSION

The applicant is seeking approval of a 3-lot preliminary plat for approximately 103 acres of M-OF zoned property. Lot 1A is approximately 24.45 acres, Lot 1B is approximately 6.54 acres, Lot 1C is approximately 5.1 acres, and 4.77 acres will be dedicated as right-of-way (ROW) for roadway extensions. The property was previously platted as one lot in 1990 via the State Farm Subdivision Block 1 Plat. A final plat for Lot 1A has been submitted and is presently under review; if found to be substantially in conformance with this preliminary plat, it may be approved by the City Council following approval of the preliminary plat. Lot 1C will have a tree preservation easement upon it and will be restricted from future development.

The property has frontage on two existing roadways (Providence Road on the west and Southampton Drive on the north) and two roadway extensions (State Farm Parkway on the east and Corporate Lake Drive on the south). The preliminary plat shows the extension of State Farm Parkway, a major collector on the CATSO Major Roadway Plan (MRP), running southward along the eastern boundary of the property. The property boundary serves as the road centerline, with a total ROW corridor of 66'. The preliminary plat also shows the eastern extension of Corporate Lake Drive from its present terminus east of its intersection with Providence Road to a traffic circle which would intersect with State Farm Parkway on the southeastern corner of the property. The alignment generally falls to the south of the property line until it crosses through Lot 1C. Corporate Lake Drive is shown as a local, non-residential roadway with a 66' ROW. While a 66' ROW would be sufficient to accommodate a major collector, the road is not shown on the CATSO MRP as such at this time.

The extension of these roadways substantially follows the roadway alignments as shown in the joint City/County Gans Road Preliminary Engineering Study with the exception that the traffic circle connecting Corporate Lake Drive and State Farm Parkway on Lot 1C has been moved slightly to the south (but remaining on the applicant's property) to avoid topographical challenges.

The existing ROW along Providence Road, an Expressway on the MRP, varies from 75'-100' on the western frontage of the property. MoDOT has jurisdiction over this stretch of Providence Road, and is not requiring the dedication of additional ROW on the plat. Southampton Drive is an existing major collector roadway with a 66' ROW. The preliminary plat also provides ingress/egress easements for the existing driveways into the State Farm campus.

The extensions Corporate Lake and State Farm Parkway were reviewed by both Public Works and Community Development staff in light of the requirements of Chapter 29-5.1 of the UDC, the CATSO MRP, and the joint City/County Gans Road Study. While the code recommends that straight streets greater than 800 feet in length should be avoided to discourage speeding both extensions may have straight segments of roughly 2,000 feet. While this condition is proposed to exist, staff finds that the

roadways are not intended to be local residential streets with residential driveways or users accessing them. The streets are also substantially in conformance with the alignments as shown in the Gans Study and the CATSO MRP. As such, the roadway alignments are recommended for approval as presented.

Sidewalks shall be required along Providence Road, Corporate Lake Drive and State Farm Parkway. Sidewalks are already in place along Southampton Drive. Additionally, 10' utility easements shall be required to be dedicated along all streets at the time of final platting. Additional storm sewer easements are also shown on the preliminary plat. Water and sewer extension plans have been submitted for review and are required to be approved prior to final platting. An electric extension designed by the City shall be required for future development.

128 significant trees and 4.44 acres of climax forest are shown on the preliminary plat. The property is subject to all of the tree preservation, landscaping and street tree provisions of Chapter 29-4.4 of the UDC. The property is also subject to all stormwater requirements per Chapter 12A of City code.

The proposed preliminary plat has been reviewed by internal and external staff and found to meet all requirements of the Unified Development Code.

RECOMMENDATION

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

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Preliminary plat

SITE CHARACTERISTICS

Area (acres)	102.85 acres
Topography	Rolling with a depression in near the far southeast of the site
Vegetation/Landscaping	Cleared with tree cover to the northeast and southeast of the site
Watershed/Drainage	Little Bonne Femme
Existing structures	Existing State Farm campus and parking

HISTORY

Annexation date	1988
Zoning District	M-OF
Land Use Plan designation	Employment
Previous Subdivision/Legal Lot Status	State Farm Subdivision- Block 1

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	City of Columbia
Fire Protection	City of Columbia
Electric	City of Columbia

ACCESS

Providence Road	
Location	West side of site
Major Roadway Plan	Expressway (MoDOT). Existing ROW varies.
CIP projects	None
Sidewalk	Required

State Farm Parkway	
Location	East side of site
Major Roadway Plan	Major Collector. Extension shown with 66-foot ROW
CIP projects	None
Sidewalk	Required

Southampton Drive	
Location	North side of site
Major Roadway Plan	Major Collector (Improved & City maintained). Existing 66-foot ROW
CIP projects	None
Sidewalk	Existing

Corporate Lake Drive	
Location	South side of site
Major Roadway Plan	Not shown on MRP. Extension shown with a 66-foot ROW
CIP projects	None
Sidewalk	Required

PARKS & RECREATION

Neighborhood Parks	Nearest park is Cosmo-Bethel Park
Trails Plan	Approx. ¼ mile northwest of the proposed Clear Creek Trail
Bicycle/Pedestrian Plan	Existing pedway on western side of Providence Road

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 August 13, 2019.

Public information meeting recap	Number of attendees: 5 (all affiliated with the applicant) Comments/concerns: none
Notified neighborhood association(s)	NA
Correspondence received	None.

Report prepared by Rachel Bacon

Approved by Patrick Zenner