

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
June 4, 2020**

SUMMARY

A request by Van Matre Law Firm (agent) on behalf of the Donna Jean Armstrong Unitrust (owner) for approval of a 5-lot final major plat on property zoned M-C (Mixed Use-Corridor) to be known as *Battle Crossing - Plat 1*, and an associated design adjustment to Sections 29-5.1(f)(3) of the Unified Development Code to allow a new lot line through a structure. The 16.04-acre subject site is located at the southwest corner of Clark Lane and St. Charles Road. (**Case #85-2020**)

DISCUSSION

The applicant is seeking approval of a final plat that will create 5 lots on approximately 13 acres. The site is currently zoned M-C which allows a wide range of commercial uses. A previous preliminary plat for *Columbia Corners* was approved for the site that included 6 lots on roughly 25 acres.

The plat is generally consistent with the approved preliminary plat, and includes Lots 1-5 from the preliminary plat. Access to the overall site will be primarily from the two abutting arterial streets - Clark Lane on the north and St. Charles to the east. Clark Lane is an improved street with approximately 50 feet of pavement that includes two traffic lanes, a turn lane, and bike lanes. St. Charles Road is partially improved, with pavement widths that vary from approximately 38 feet to 54 feet in width. The intersection of the two streets is also improved with a roundabout. No internal public streets are planned for this site.

At this time, it is not expected that Lots 1-3 will have direct vehicle access to either Clark Lane or St. Charles Road, therefore, access easements are being provided to ensure that adequate access is available to those lots. Access will be permitted across Lot 4, from Clark Lane and St. Charles Road, with the access easement shown on the final plat. Lot 6 is also provided an access easement across Lot 5 to guarantee full access to Clark Lane, which includes a partial median that would affect Lot 6 access in the future.

Additional right of way for St. Charles Road is being provided to meet the required 50-foot half-width, and additional right of way at the northeast corner of the site is provided to accommodate an additional lane near the roundabout. This additional lane was identified as part of the required traffic impact analysis to address the potential increased traffic generation in the area as a whole as the City continues to grow.

Design Adjustment from Section 29-5.1(f)(3) of the UDC (Lot Lines)

Per the UDC Section 29-5.1(f)(3), no structure may be constructed across a lot line. A lot line being proposed between Lots 4 and 5 would bisect a proposed parking lot, which by UDC definition is considered a structure; therefore, it is not permitted. In addition there are several entrances from Lot 4 to Lots 1-3 that are also included in the request.

Upon review of the design adjustment worksheet, staff concurs with the applicant's findings and supports the request. The requested location of the new lot line (approximately down the center of a bank of parking spaces) is reasonably located and does not arbitrarily bisect parking spaces or drive aisles in a way that would adversely affect the development as a whole or the general public. Allowing a parking lot over a lot line does not appear to be detrimental to the site, or be in conflict with the standards for granting a design adjustment.

Conclusion

Upon review of the requested design adjustments, staff has concluded that the request for a structure over a lot line can be granted.

The proposed final plat has been reviewed by staff and, aside from the requested design adjustment, meets all requirements of the Unified Development Code.

RECOMMENDATION

Approval of the final plat for *Battle Crossing - Plat 1* and approval of the design adjustment for 29-5.1(f)(3) (*Lot lines over structures*).

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Design Adjustment Worksheet
- Draft Site Plan
- Preliminary Plat
- Final Plat

SITE CHARACTERISTICS

Area (acres)	16.04
Topography	Slopes inward towards center of site and to southwest.
Vegetation/Landscaping	Turf and some trees
Watershed/Drainage	Hominy Branch
Existing structures	Vacant

HISTORY

Annexation date	2019
Zoning District	M-C
Land Use Plan designation	Commercial District
Previous Subdivision/Legal Lot Status	None

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	City of Columbia
Fire Protection	City of Columbia, BCFPD
Electric	Boone Electric

ACCESS

St. Charles Road	
Location	East side of site
Major Roadway Plan	Minor Arterial (Partially Improved & MoDOT maintained). 84-100-foot ROW (42-50-foot half-width) required to be dedicated at time of final plat.
CIP projects	None.
Sidewalk	Required.

Clark Lane	
Location	North side of site
Major Roadway Plan	Minor Arterial (Improved & City maintained). 84-100-foot ROW (42-50-foot half-width) required - sufficient right of way existing.
CIP projects	None.
Sidewalk	Existing.

PARKS & RECREATION

Neighborhood Parks	Located within unnamed park service area
Trails Plan	None adjacent to site.
Bicycle/Pedestrian Plan	Pedway along north side of site; bike lane on Clark. Pedway required along St. Charles.

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 March 17, 2020.

Public information meeting recap	Number of attendees: 3 (includes 3 applicants) Comments/concerns: None
Notified neighborhood association(s)	None.
Correspondence received	None.

Report prepared by Clint Smith

Approved by Patrick Zenner