

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
March 10, 2022**

SUMMARY

A request by Engineering Surveys & Services (agent), on behalf of SAP Holdings LLC (owner), seeking approval of a one-lot final plat containing 19.05-acres. The unimproved site is currently zoned A (Agriculture), is located northeast of the US 63 and Paris Road interchange, and contains the addresses 4150 Paris Road and 3501 Hinkson Creek Road. **(Case # 100-2022)**

DISCUSSION

The applicant is seeking approval of a one-lot final minor plat to be known as *SAP Subdivision* that would confer "legal lot" status upon the property and allow issuance of future building permits for anticipated site improvements. The 19.05-acre site is located northeast of the US 63 and Paris Road interchange, and contains the addresses 4150 Paris Road and 3501 Hinkson Creek Road. This request is being heard concurrently with requests for rezoning (Case # 46-2022) to M-C (Mixed-use Corridor) and a conditional use permit (CUP) (Case # 45-2022) to allow a travel trailer park.

The subject site is separated from the US Highway 63 off-ramp by a steep embankment and faces Paris Road with a less severe slope. The site is densely wooded with canopy cover containing a variety of significant trees including old hardwoods and mixed invasive species. A stream traverses the site diagonally partitioning it off into two portions with one developable portion nearer the 63 and Paris Road interchange and the other portion nearer Hinkson Creek Road and the eastern property line which is encumbered with regulatory floodplain. A narrow stem of the proposed lot extends eastward connecting it to Hinkson Creek Road. The stream is overlaid with a Type II stream buffer with varied width of 100' to 125'. However, a technical correction is required as part of the stream buffer contains areas of steep slopes greater than 25%, up to 50%, which requires a wider buffer.

The site takes access from an approved access point onto Paris Road which is a major arterial on the CATSO Major Roadway Plan (MRP) that requires no additional ROW dedication. Any work within the ROW will require a MoDOT permit given it is within their jurisdiction. The site also has frontage on the gravel surfaced Hinkson Creek Road which is a major collector on the MRP and the appropriate 33' half-width of ROW is being dedicated. Sidewalk exists on Paris Road, but not on Hinkson Creek Road. Standard 10' utility easements are being dedicated along all roadway frontages. All utilities and services for the property will be provided by the City of Columbia; however, Boone Electric has an overhead power line on the southern side of the site.

The 2013 Parks and Recreation Master Plan notes a proposed primary trail following the southwest property line of this tract. A greenspace trail easement will be coordinated between the property owner and Parks Department for dedication concurrent with plat approval or via acceptance by a separate easement document.

The proposed final plat has been reviewed by staff and it meets all requirements of the Unified Development Code with exception of technical corrections.

RECOMMENDATION

Approval of the 'SAP Subdivision' Final Plat, subject to technical corrections

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps
- Final Plat

SITE CHARACTERISTICS

Area (acres)	19.05
Topography	Steep decline from US-63 interchange, several drainage features
Vegetation/Landscaping	Heavily wooded
Watershed/Drainage	Hinkson Creek Watershed
Existing structures	None

HISTORY

Annexation date	1969
Zoning District	A (Agriculture)
Land Use Plan designation	Commercial & Open Space
Previous Subdivision/Legal Lot Status	Unplatted tract

UTILITIES & SERVICES

All utilities and services provided by the City of Columbia

ACCESS

Paris Road	
Location	West
Major Roadway Plan	Major Arterial
CIP projects	Road safety audit
Sidewalk	Existing

US 63	
Location	South
Major Roadway Plan	Freeway
CIP projects	None
Sidewalk	None

Hinkson Creek Road	
Location	Southeast
Major Roadway Plan	Major Collector
CIP projects	None
Sidewalk	None

PARKS & RECREATION

Neighborhood Parks	Brown Station Park – ½ mile north
Trails Plan	Proposed primary trail on-site; Proposed Hinkson Creek Trail and Colt RR trail located within ½ mile.
Bicycle/Pedestrian Plan	Trail is a proposed new addition to bike/ped network

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 via an advanced notification postcard which was mailed on February 11, 2022. 8 postcards were sent.

Public Notification Responses	One response from property owner to southeast concerned with access to Hinkson Creek Road
Notified neighborhood association(s)	Mexico Gravel NA
Correspondence received	None

Report prepared by: Brad Kelley

Approved by: Patrick Zenner