

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
July 7, 2022**

**SUMMARY**

A request by Crockett Engineering (applicant), on behalf of HTG Development, LLC. (owner), seeking approval of a development plan containing a 6,000 sq. ft. building and accessory drive-through facility. The 0.92-acre site is currently zoned PD (Planned Development) allowing various commercial uses. The subject site is located approximately 600 feet east of the intersection of Scott Boulevard and Vawter School Road. **(Case # 194-2022)**

**DISCUSSION**

The applicant is requesting approval of a revised development plan and acceptance of a new Statement of Intent (SOI) associated with Lot 4 of Spring Creek Plat 4. The Spring Creek development was annexed and zoned C-P (Planned Commercial) in 1998 (now PD, see attached ordinance) and a development plan with design parameters (see attached) was approved in 2005. At the time of development plan approval, the City Code did not require that a SOI be submitted; therefore, the attached SOI has been provided for conformance with today's PD requirements.

The proposed SOI carries over the same permitted uses authorized as part of the site's 2005 zoning and are most similar to the UDC's M-N (Mixed-use Neighborhood) district with the addition of an accessory drive-through (a current conditional use). The proposed SOI also carries forward setbacks and height restrictions similar to the 2005 design parameters and maintains the addition of a 50' side-yard setback along the site's eastern boundary adjacent to the R-1 residential property developed with the Spring Creek subdivision. This setback area contains a grade change and wooded area which will serve as a vegetative buffer. The most significant change between the proposed SOI and 2005 design parameters/development plan is the proposed 2000 square feet increase in permissible building area. The proposed SOI and development plan utilize current UDC parking ratios and include bicycle parking, which was not required on the previous development plan.

The existing development plan showed a bank and accessory drive-through on the subject site which were never developed. The proposed PD Plan contains a 6,000 square foot commercial building with 4 tenant spaces, a patio area, and an accessory drive-through for a restaurant. The tenant spaces are to include a retail store, office, restaurant with drive-through, and personal services. The patio is accessory to the restaurant and is oriented to the sidewalk and drive aisle on the western property line. The PD plan retains 50 feet of vegetative buffer between this property and the residential property to the east.

This site and adjacent commercial development takes access from Vawter School Road via a shared drive aisle. Vawter School Road is designated as a Minor Arterial on the CATSO Major Roadway Plan and requires 84' of right-of-way, at minimum. Sufficient right-of-way and utility easements were previously dedicated as part of Spring Creek Plat 4 approved in 2007. Sewer will be provided to this lot through a service lateral extension from an existing easement across the lots to the north. Sidewalk is being constructed along the private drive and Vawter School Road where there is an existing gap in sidewalk connectivity. The proposed use of the site, at this scale, does not exceed the peak trip threshold triggering a traffic study. The maximum size of the drive-through restaurant is being capped at 1,500 square feet in the SOI to ensure this.

The drive-through is located in generally the same location as the was previously shown on the existing development plan. The drive-through lane, menu board, and service windows are oriented towards the

rear yard which faces the parking lot of the commercial development to the north. The location and design of the drive-through complies with all development requirements of Section 29-4.3(i). Use-specific standards require a Level 3 buffer for drive-throughs within 100' of R-1 property. There is a dense treeline along the eastern property boundary that satisfies most of this requirement. The applicant is proposing a traditional Level 3 buffer to fill the gap that the treeline does not cover.

Both significant trees are being preserved near the northeast corner of the site. Street trees are to be installed along the site's Vawter School Road frontage. The existing development plan proposed landscaping along the shared drive aisle which is being installed with this plan given the subject site is the last phase of development for the Planned District. The site will contain 0.21-acres of landscaped area in addition to open space which is more than the 15% minimum required by the UDC.

The PD plan also includes "plan notations" for several elements listed in the 2005 design parameters addressing site lighting and signage. Signage will include one free-standing sign located 15' from the right-of-way line and directional signs as regulated by 29-8.8 in conformance with M-N standards for signs on arterial streets. Lighting will be downward facing and not exceed 20' in height in conformance with 29-4.5 Exterior Lighting and 29-4.7 Neighborhood Protection Standards.

The proposed structure, associated site improvements, and shared access drive conform to all requirements of the UDC and the SOI. Relevant internal staff and external agencies have reviewed the proposed Statement of Intent and PD plan and find that both meet the technical requirements of the PD district and the UDC, with exception of minor technical corrections.

**RECOMMENDATION**

Approval of the Statement of Intent and PD Plan to be known as "Lot 404 of Spring Creek Plat 4", subject to minor technical corrections.

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator maps
- PD Plan
- Statement of Intent
- 1998 Annexation & Perm. Zoning (Ord. 015623)
- 2005 C-P Plan & Des. Parameters (Ord. 018838)

**SITE CHARACTERISTICS**

|                               |   |
|-------------------------------|---|
| <b>Area (acres)</b>           | 0.92  |
| <b>Topography</b>             | Level with adjacent development to north & west. Site sits above residential property to the east |
| <b>Vegetation/Landscaping</b> | Wooded area buffer between residential to east  |
| <b>Watershed/Drainage</b>     | Hinkson Creek Watershed   |
| <b>Existing structures</b>    | None  |

**HISTORY**

|  |                                  |
|--|----------------------------------|
| <b>Annexation date</b>                       | 1998                             |
| <b>Zoning District</b>                       | C-P, Planned Commercial (now PD) |
| <b>Land Use Plan designation</b>             | Commercial                       |
| <b>Previous Subdivision/Legal Lot Status</b> | Spring Creek Plat 4, Lot 404     |

**UTILITIES & SERVICES**

|                        |                  |
|------------------------|------------------|
| <b>Sanitary Sewer</b>  | City of Columbia |
| <b>Water</b>           | City of Columbia |
| <b>Fire Protection</b> | City of Columbia |
| <b>Electric</b>        | Boone Electric   |

**ACCESS**

| <b>W Vawter School Road</b> |  |
|-----------------------------|--|
| <b>Location</b>             | South  |
| <b>Major Roadway Plan</b>   | Major Arterial   |
| <b>CIP projects</b>         | None   |
| <b>Sidewalk</b>             | None, this street frontage is a gap in sidewalk connectivity |

**PARKS & RECREATION**

|                                |  |
|--------------------------------|--|
| <b>Neighborhood Parks</b>      | Jay Dix Station and MKT Trailhead, ¼ northwest                                     |
| <b>Trails Plan</b>             | MKT Trail, ¼ mile northwest  |
| <b>Bicycle/Pedestrian Plan</b> | Vawter School Road is a key roadway to bike/ped connectivity. 5' sidewalk required |

**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 June 13, 2022. 14 postcards were distributed.

|   |                                   |
|---|-----------------------------------|
| <b>Public Notification Responses</b>        | Two phone inquiries               |
| <b>Notified neighborhood association(s)</b> | Copperstone HOA; Spring Creek HOA |
| <b>Correspondence received</b>              | None                              |

Report prepared by Brad Kelley

Approved by Patrick Zenner