



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 1, 2022

Re: Lot 404, Spring Creek Plat 4 – Planned Development (Case # 194-2022)

Executive Summary

This request will approve a revised statement of intent and development plan to be known as "Lot 404 of Spring Creek Plat 4" permitting a 6,000 square foot mixed-use commercial building on property located on the north side of Vawter School Road approximately 600 feet east of the intersection of Scott Boulevard and Vawter School Road.

Discussion

A request by Crockett Engineering (applicant), on behalf of Greg Kreutzer (owner), seeks approval of a major PD amendment and revision to the site's existing Statement of Intent (SOI). The purpose of this request is to allow the vacant C-P (Planned Commercial) parcel to be developed with a 6,000 square foot building and accessory drive-through facility. The subject site is located approximately 600 feet east of the intersection of Scott Boulevard and Vawter School Road.

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 2006. The proposed revised SOI carries over the same permitted uses authorized as part of the site's 2006 zoning and are most similar to the UDC's M-N (Mixed-use Neighborhood) zoning.

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. A full analysis of the proposed SOI and PD Plan are presented in the attached staff report.

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 Planning and Zoning Commission considered this request at their July 7, 2022 meeting. Following staff's presentation, the applicant gave an overview of the proposal and



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responded to Commissioner questions relating to stormwater, traffic circulation, and maintenance of landscaping. After limited additional discussion, the Commission made two motions to recommend approval of the revised Statement of Intent and PD Plan that were unanimously approved (7-0), subject to technical corrections which have been completed.

The Planning Commission staff report, locator maps, revised SOI, PD Plan, Annexation and C-P Zoning Ordinance (1998), C-P Plan and design parameters (2006), and meeting minute excerpts are attached.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Possible impacts could be public infrastructure maintenance such as roads, sewers, and water, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable Infrastructure, Secondary Impact: Secondary, Tertiary Impact: Tertiary

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Not applicable, Tertiary Impact: Tertiary

Legislative History

Date	Action
1/3/06	Approved C-P plan and design parameters. (Ord. 018838)
5/18/98	Annexation and assigned permanent zoning of C-P. (Ord. 015623)

Suggested Council Action

Approve the revised statement of intent and PD Plan to be known as 'Lot 404 of Spring Creek Plat 4' as recommended by the Planning and Zoning Commission.