

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
March 21, 2024**

SUMMARY

A request by Engineering Surveys & Services (agent), on behalf of Burrell, Inc. (owner), to consolidate two existing lots into a single a 1-lot final minor plat, to be known as “H.E. Johnson Subdivision Plat 2”. Of the two lots, 90 E. Leslie Lane is zoned PD (Planned Development) and 107 E. Texas Avenue is zoned M-OF (Mixed Use Office). The applicant has submitted a concurrent request (Case # 105-2024) to rezone 107 E. Texas Avenue to PD and amend the PD Plan governing 90 E. Leslie Lane such that it includes the E. Texas Avenue property. The revised PD Plan serves as a revised preliminary plat for the overall 4.88-acre subject site. The subject site is located south of the intersection at Newton Drive & E Leslie Lane and includes the addresses 90 E Leslie Lane and 107 E. Texas Avenue. **(Case #103-2024)**

DISCUSSION

The applicants seek approval to consolidate Lot 2 of H.E. Johnson Subdivision (90 E. Leslie Lane) and Tract 2 of the Survey recorded in book 333 page 431 (107 E. Texas Avenue), currently zoned PD and M-OF respectively. Tract 2 is unplatted and requires Planning and Zoning Commission review/ recommendation prior to Council approval in order to obtain legal-lot status. The platted PD lot hosts an existing 2-story combination residential care facility with support general and medical office uses operated by the applicant and associated parking. The unplatted M-OF property remains vacant with the exception of a shed.

As noted, concurrently with this application is a requested Major PD Amendment (Case #105-2024) that would involve both properties as well as a request to vacate an existing utility easement abutting the common lot line between the two existing parcels (Case #104-2024). The Major PD Amendment proposes to rezone the unplatted property to the PD district and incorporate this rezoned acreage into the existing PD plan governing the improvements to the northeast. The request consolidation plat will combine both properties into one unified property for future development purposes as shown on the revised PD Plan.

In January 2024, a concept review (Case #76-2024) was held on the subject site. The applicant showed intent to combine both properties into one lot, and expand the existing facility southwards with proposed driveway access to Texas Avenue. Staff noted the request would require a final minor plat and Major PD Amendment application to facilitate the desired construction. Staff further noted that the western boundary of the subject site borders R-1 (One Family Dwelling) and R-2 (Two Family Dwelling) zoning districts and redevelopment would trigger transitional screening requirements. Given the site already has multiple existing trees along this boundary, it was recommended the applicant consult with the City Arborist to determine the necessary screening. Following consultation with the City Arborist, the applicant has provided a 10-foot landscape buffer which is noted in the landscape plan associated with the concurrent Major PD Amendment request.

In May 2004, the northern property (90 E Leslie Lane) was rezoned to C-P (Planned Commercial, now PD) and was accompanied by the ‘Phoenix House C-P Development Plan’ (Ord. 018067). As a part of

the approving ordinance, Exhibit A (Design Parameters) which served as the site’s Statement of Intent were also approved. Since 2004, four minor PD revisions have occurred, resulting in an 1,800 square foot building expansion, the addition of a 400 square foot shed, and the installation of sidewalks between buildings. Permitted uses on the site have remained unchanged since the initial 2004 C-P plan approval. The concurrent Major PD Amendment request seeks to amend the 2004 Statement of Intent by updating the site’s permitted uses to match current UDC standards, revise allowed on-site signage, and increase the maximum GFA (gross floor area) permitting on the site.

E. Texas Avenue is identified as a neighborhood collector on the CATSO Major Roadway Plan which requires a 53’ right-of-way. East Leslie Lane has no CATSO designation but requires a 50’ right-of-way. Both rights-of-way have appropriate width at this time and no additional right-of-way dedication is necessary. A standard 10-foot utility easements are shown as being dedicated across both street frontages. An existing storm water access easement is located on the northwest corner of the site. The site is served by all City utilities and requires no other public utility infrastructure expansion at this time.

The proposed final plat has been reviewed by staff and meets all requirements of the Unified Development Code.

RECOMMENDATION

Approve the final minor plat to be known as *H.E. Johnson Subdivision Plat 2*.

SUPPORTING DOCUMENTS (ATTACHED)

- 1) Locator Maps
- 2) Final Plat

SITE CHARACTERISTICS

Area (acres)	4.88
Topography	Irregular, gentle slope towards perimeter and east of northern property, gentle slope towards northwest of southern property.
Vegetation/Landscaping	Northern property has a storm water access easement towards northwest, is wooded and contains shrubs along entire west perimeter. Southern portion is slightly wooded and contains shrubs along north and east perimeter.
Watershed/Drainage	Bear Creek
Existing structures	18,000* square foot building, parking site, and shed on northern property. Shed on southern property.

HISTORY

Annexation date	1955, 1905
Zoning District	PD (Planned Development), M-OF (Mixed Use – Office)
Land Use Plan designation	Commercial, Neighborhood
Previous Subdivision/Legal Lot Status	Southwest property (Tract 2 of the Survey recorded in book 333 page 431) is not a legal lot – unplatted. Northern property is Lot 2 of H.E. Johnson Subdivision recorded in plat book 18 page 14.

UTILITIES & SERVICES

All utilities and services provided by the City of Columbia.

ACCESS

90 E. Leslie Lane	
Location	North
Major Roadway Plan	None
CIP projects	None
Sidewalk	Constructed

Texas Avenue	
Location	South
Major Roadway Plan	Neighborhood Collector
CIP projects	None
Sidewalk	Constructed

PARKS & RECREATION

Neighborhood Parks	Boxer Park, Bear Creek Trail, Parkade Park-School, Downtown Optimist Park, Proctor Park
Trails Plan	Bear Creek Trail Connector, Bear Creek Trail
Bicycle/Pedestrian Plan	None

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 public information postcards on February 21st, 2024 of the pending action.

Notified neighborhood association(s)	Vanderveen HA
Correspondence received	None

Report prepared by Kiaan Ahamed

Approved by Patrick Zenner