

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
January 7, 2021**

SUMMARY

A request by Engineering Surveys & Services (agent), on behalf of Leon and Marilyn Keller Properties LLC (owner), for a two-lot preliminary plat to be known as "Preliminary Plat Northland Acres Plat 3". The 1.98-acre property is zoned IG (Industrial) and is addressed 3206 Range Line Street (**Case #35-2021**).

DISCUSSION

The applicant is seeking approval of a two-lot preliminary plat for approximately two acres of land located at the northeast corner of Blue Ridge Road and Range Line Street. Lot 1 is proposed to be 1.65 acres, and Lot 2 is proposed to be .33 acres. The site is improved with a small one-story metal building on Lot 1. The applicant has indicated there is desire to improve the existing building, including the extension of public sewer. A concurrent final plat for the property is in review. Once final platted, the property may be built out with the uses and dimensional standards permitted by the UDC for the IG zone, though there are no plans for additional development at this time.

The preliminary plat shows the required sidewalks on Blue Ridge Road, Northland Drive, and Range Line Street (existing). It also shows the required dedication of additional right-of-way on Range Line Street (a major arterial) and Northland Drive (a local, non-residential). Adequate ROW exists for Blue Ridge Road (a major collector). Also shown are the required 30-foot corner truncations at the intersections of Blue Ridge Road and Range Line Street and Range Line Street and Northland Drive as well as the 10-foot utility easements adjacent to all public roadways. A 16' sanitary sewer easement is shown at the southwest corner of the property to extend service to both lots. Access to the property will be provided by Northland Drive and Blue Ridge Road as Range Line Street, a MoDOT facility, has access restrictions.

The request for approval of the 2-lot preliminary plat has been reviewed by both internal and external agencies and has been found to be consistent with the UDC.

RECOMMENDATION

Approval of the preliminary plat "Preliminary Plat Northland Acres Plat 3".

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Preliminary Plat

SITE CHARACTERISTICS

Area (acres)	1.98 acres
Topography	Slight drop from west to east, there is an intermittent stream running north and south generally at the line between lot 1 and 2
Vegetation/Landscaping	Mostly cleared with some trees, tree line between lot 1 and 2
Watershed/Drainage	Perche Creek
Existing structures	One-story building

HISTORY

Annexation date	1969
Zoning District	IG (Industrial)
Land Use Plan designation	Employment
Previous Subdivision/Legal Lot Status	Land in limits

UTILITIES & SERVICES

All utilities and services provided by the City of Columbia.

ACCESS

Northland Drive	
Location	Along the north side of property
Major Roadway Plan	Local non-residential; Additional right-of-way shown for dedication.
CIP projects	None
Sidewalk	Sidewalks required

Range Line Street	
Location	Along west side of property (no direct access)
Major Roadway Plan	Major arterial; Additional right-of-way shown for dedication.
CIP projects	None
Sidewalk	Existing

Blue Ridge Road	
Location	Along south side of property
Major Roadway Plan	Major Collector; no additional ROW to be dedicated.
CIP projects	None
Sidewalk	Required

PARKS & RECREATION

Neighborhood Parks	Northeast of the Bear Creek Trail Northland Drive trail head and approximately ¼ mile to the west of Albert Oakland Park
Trails Plan	None adjacent to site, but the Bear Creek Trail is generally across the street with a trailhead from Northland Drive
Bicycle/Pedestrian Plan	None adjacent to site

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 November 18, 2020. 10 postcards were distributed.

Report prepared by Rachel Bacon

Approved by Patrick Zenner