

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
April 22, 2021**

SUMMARY

A request by A Civil Group (agent) on behalf of Merle and Charlotte Smarr (owners), for an approximately 7.6-acre one-lot final plat of three properties addressed 2801, 2909 and 2911 S. Old Hwy 63 to be known as "Old Hwy 63 Storage Plat 1". The properties are zoned M-C (Mixed-Use Corridor) district. **(Case #115-2021)**

DISCUSSION

The applicant is seeking approval of a one-lot consolidation plat to bestow legal-lot status on the approximately 7.6-acre property located on the west side of Old Hwy 63 S. approximately ½ mile north of the intersection of Old Hwy 63 S. and Grindstone Parkway. The property is presently improved with the Sky Hi Storage self-service storage business (8 buildings). Self-service storage facilities are a permitted use in the M-C zone subject to the use-specific standards of 29-3.3(w). The platting action will permit additional development on the site of uses permitted within the M-C zone, subject to the dimensional standards (setback, etc.) of the zone, and all applicable neighborhood protection and use-specific standards.

The plat dedicates the additional right-of-way (ROW) as needed (dedication varies) along the Old Hwy 63 S. frontage to bring it up to the 42-foot half-width ROW required for a minor arterial. The plat also reflects existing easements (there is a 20-foot sanitary sewer easement running along the western extent of the lot), and dedicates the required 10-foot utility easement along Old Hwy 63 S. There is a level II intermittent stream generally running along the western side of the property. Typically, Level II streams require a 50' buffer per Chapter 12A of the City Code of Ordinances; however, due to the steepness of the slope in this location the required buffer must be increased to 100-feet.

Sidewalk (the Old Hwy 63 S. pedway) is already in place along the parcel's roadway frontage and the site is presently served by all City utilities with no identified capacity issues for the present or additional development of the site. A significant tree and climax forest preservation plan will be per Chapter 29-4.4 of the UDC at the time of future building permitting requests.

The plat has been reviewed by internal and external departments/agencies and is believed to be compliant with the requirements of the UDC. A final compliance review relating to two minor technical requirements relating to the flood plain statement and an easement label shown on the plat were unable to be review prior to final report preparation. As such, staff supports approval of the plat "subject to minor technical corrections" should additional revision be necessary.

RECOMMENDATION

Approval the "Old Hwy 63 Storage Plat 1" subject to minor technical corrections.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Final Plat

SITE CHARACTERISTICS

Area (acres)	7.6 acres
Topography	Generally flat along the Old Hwy 63 S. frontage, then Rolling and sloping to the stream running on western extent of site
Vegetation/Landscaping	Developed along east side of site, the rest remaining in vegetation including wooded areas
Watershed/Drainage	Grindstone Creek
Existing structures	Developed site with 8 existing buildings for self-storage use

HISTORY

Annexation date	1969
Zoning District	M-C (Mixed Use- Commercial)
Land Use Plan designation	Commercial
Previous Subdivision/Legal Lot Status	The southern portion (1.84 acres) of the property was platted as Lot 1A of the CK Place Administrative Plat; the remainder of the property has not been previously platted.

UTILITIES & SERVICES

All services provided by the City of Columbia.

ACCESS

Old Hwy 63 S.	
Location	East side of site
Major Roadway Plan	Minor arterial; required ROW dedicated by plat
CIP projects	N/A
Sidewalk	Sidewalks in place (pedway)

PARKS & RECREATION

Neighborhood Parks	Grindstone Nature Area is immediately to the north
Trails Plan	Site is adjacent to Grindstone Nature Area and Grindstone Trail Trailhead; Adjacent to Old Hwy 63 S. Pedway
Bicycle/Pedestrian Plan	Adjacent to Old Hwy 63 S. Pedway and ¼ mile south of the Grindstone Trail

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 via on March 22. 11 postcards were distributed.

Public information meeting recap	Number of attendees: N/A (No meeting held due to COVID-19) Comments/concerns: N/A
Notified neighborhood association(s)	Bluff Creek Estates Homeowners Association & Neighborhood Association and Grindstone/Rock Quarry Neighborhood Association
Correspondence received	None.

Report prepared by Rachel Smith

Approved by Patrick Zenner