

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
February 20, 2025**

SUMMARY

A request by Brush and Associates (agent), on behalf of Osarone Inc (owner), for approval of a 1-lot final plat, M-C (Mixed-use Corridor) zoned property, to be known as Fellows Place # 8. The request will create a legal lot. The approximately 0.54-acre subject site is located at 1300 Fellows Place.

DISCUSSION

The applicant is seeking approval of a 1-lot final plat containing 0.54-acres located at the intersection of Fellows Place and Rock Quarry Road. The property is part of Block 1 of a 1964 survey entitled Fellows Addition No. 4. Given this status, the property is not considered a “legal lot”. The proposed final plat would confer legal lot status upon the property in the event the owner seeks to redevelop it in the future. At this time, no plans for redevelopment have been submitted.

The property is presently improved with a convenience store and fuel pumps. The site is accessed from two existing driveways located along the site’s Fellows Place frontage and along its Rock Quarry Road frontage. Each access would remain functional following approval of the final plat notwithstanding the provisions contained within Sec. 29-5.1(f)(iv)(D) of the UDC. Typically, the prohibition on allowing individual access to a “newly” platted lot with less than 300-feet of frontage along a collector roadway has been intended for “unimproved” parcels. Given the site is improved and given Rock Quarry Road is a city-maintained facility, the City reserves the right to modify or require removal of the existing access to Rock Quarry should redevelopment of the site be proposed. This delayed enforcement, while not immediately gaining compliance with the provisions of Sec. 29-5.1(f)(iv)(D), does afford the city with the necessary authority to obtain compliance at a more appropriate time (i.e. redevelopment) and ensures that a “legal” parcel is create thereby facilitating a more streamlined process for its potential redevelopment.

Additional right-of-way will be required for Fellows Place to accommodate a lot-corner truncation at the intersection of Fellows Place and Rock Quarry Road. Upon dedication of the truncation, a portion of the existing sign located on the property will encroach into the newly gained right-of-way. The applicant will be required to obtain a right of use permit to permit the sign to remain this location. Should the applicant not pursue the right of use permit, the sign would be required to be relocated to a compliant location on the site. Standard 10-foot utility easements are shown along all street frontages. An additional 10-foot utility easement is required in the southeast corner of the site to accommodate an existing overhead electric line that extends southwest through the site. This additional easement is connected to, but outside the adjacent 10-foot roadside utility easement.

The final plat has been reviewed by city staff and external agencies and found to be compliant with the standards and provisions of the UDC subject to minor technical corrections. Prior to forwarding the plat to Council for consideration all technical corrections shall be addressed.

RECOMMENDATION

Approve the final plat of Fellows Addition # 8, subject to minor technical corrections.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps
- Final Plat

SITE CHARACTERISTICS

Area (acres)	0.54 acres
Topography	Sloping to east
Vegetation/Landscaping	Mostly paved, grass
Watershed/Drainage	Hinkson Creek
Existing structures	Gas station, fueling station, shed

HISTORY

Annexation date	1964
Zoning District	M-C (Mixed-use Corridor)
Land Use Plan designation	Commercial
Previous Subdivision/Legal Lot Status	Fellows Addition No, 4

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	
Fire Protection	
Electric	

ACCESS

Fellows Place	
Location	North side of parcel
Major Roadway Plan	Major Collector
CIP projects	N/A
Sidewalk	Constructed

Rock Quarry	
Location	East side of parcel
Major Roadway Plan	N/A
CIP projects	N/A
Sidewalk	N/A

PARKS & RECREATION

Neighborhood Parks	Grindstone Nature Area, Capen Park
Trails Plan	Hinkson Creek Trail Connector, Hinkson Creek Trail, MU Recreation Trail
Bicycle/Pedestrian Plan	None

PUBLIC NOTIFICATION

All property owners within 185 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified via public information postcards distributed on January 20, 2025.

Notified neighborhood association(s)	None
Correspondence received	None

Report prepared by Ross Halligan

Approved by Patrick Zenner