



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 20, 2023

Re: South Rock Subdivision– Preliminary Plat (Case # 50-2023)

Executive Summary

Approval of this request would result in the creation of a 14-lot preliminary plat containing 30.7-acres to be known as "South Rock Subdivision".

Discussion

A request by A Civil Group (agent), on behalf of Kanco, LLC (owner), seeking approval of a 14-lot preliminary plat. The 30.7-acre property is unimproved and currently zoned R-MF (Multi-family Dwelling) and M-OF (Mixed-use Office). A concurrent request (Case #49-2032) seeks to rezone the property from R-MF and M-OF to M-C, M-N, and M-OF. The site is located on the south side of New Haven Road, east of Lenoir Street. The concurrent request for rezoning (Case # 49-2023) will be introduced before the Council its June 5 agenda as a separate business item.

The proposed plat has been precipitated by an approved MoDOT project (STIP # 5P3433) which will reconfigure the northbound US 63 off-ramp, reconfigure Lenoir Street's alignment, signalize Lenoir Street's intersection with New Haven Road, and improve the street profile of New Haven Road itself (see attached MoDOT preliminary plans). The approved project includes significant improvements to the existing lane configuration and traffic flow. Given the pending improvements, the applicant completed a traffic study (attached) that studied potential land uses for the newly improved interchange location and submitted the associated rezoning request (Case # 49-2023). The results of the traffic study concluded that the MoDOT street improvements would have capacity for the proposed development and the potential land uses that would be permitted by accompanying rezoning action.

The preliminary plat depicts 14 commercial lots, the improved New Haven Road, and relocated Lenoir Street. Lot 111 to the south of Lenoir street would contain a proposed detention pond, to be owned and maintained by the developer, and is otherwise encumbered by a greenspace conservation easement for tree preservation. This lot is proposed to be zoned M-OF. Several lots have proposed shared or restricted access to minimize driveways in accordance with City of Columbia and MoDOT policies.

The right-of-way for Lenoir Street is depicted as Lot 201 so that the right-of-way may be platted and legally transferred to MoDOT to facilitate the road project. A developer-imposed note has been added to the plat restricting development of the property such that building permits will not be issued until the relocated Lenoir Street improvements are completed and the road is open to traffic.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Typically, a development proposal of this nature would necessitate improvements to be constructed by the applicant. In this case, the State DOT will be completing all of the roadway improvements as discussed in the attached traffic study.

Utility easements are provided along all street frontages in addition to various existing water, drainage, and other utility easements including a 20' sewer easement that traverses the western portion of the property. The site is within City Water territory and within Boone Electric territory. There are significant water facilities on site, relocation of these facilities are happening in conjunction with the MoDOT project and main extensions will be necessary to serve the created commercial lots.

MoDOT will be constructing sidewalk on New Haven Road up to the newly signalized intersection and along the southern frontage of the relocated Lenoir Street. The developer will be responsible for constructing sidewalk on New Haven Road east of the signalized intersection and along the northern frontage of the relocated Lenoir Street. No other public utility infrastructure expansion is required at this time.

The Planning and Zoning Commission considered this request at their May 4, 2023 meeting. Staff presented its report. The applicants discussed construction of sidewalk and the results of the traffic study. One member of the public spoke about sidewalk off-site from Woodstock Mobile Home Park to the newly signalized intersection. Four letters of support from neighbors at Lenoir Woods are attached.

The Commission inquired about sidewalks, the relationship between the MoDOT project and the vote on this application, the traffic study as it relates to the nearby school, and the current traffic issues in the area. Commissioners also commented that the interchange improvement project will improve the traffic operations, stated that Clark Lane was built to different standards in a different context, and noted that the development may improve the current food desert in the area.

After additional Commission discussion, a motion was made to approve the preliminary plat which passed by a vote of 6-2. Following announcement of the vote, the Commission Chairperson asked the Commission Secretary if that was the "final vote." The Commission Secretary indicated that she voted "no" and reread the final vote as passing (5-3). The Secretary's stated reason for changing their vote was so the item "would go to Council" since it was a "significant development" and not be automatically be placed on the Council's consent agenda.

The Planning Commission staff report, locator maps, preliminary plat, MoDOT preliminary plans, traffic study, meeting minute excerpts, and public correspondence 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: 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: Resilient Economy, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Infrastructure, Tertiary Impact: Economic Development

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approval of the South Rock Subdivision preliminary plat, as recommended by the Planning & Zoning Commission.