

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
May 4, 2023**

SUMMARY

A request by Crockett Engineering (agent), on behalf of Mid-Am Development, LLC (owner), for approval of a 13-lot preliminary plat to be known as “*Spring Brook*” subdivision. A concurrent request (Case # 96-2023) seeking to rezone 18.32 acres of the site from M-OF (Mixed-use Office) to M-C (Mixed-use Corridor) is presented under separate cover. The subject 24.49-acre site is located at southeast corner of S. Providence Road and Veterans United Drive. (**Case # 95-2023**)

DISCUSSION

The applicant is seeking approval of a new 13-lot preliminary plat to be known as “Spring Brook Subdivision” that will permit development of lots containing a mixture of commercial and office uses. A concurrent request (Case # 96-2023) seeks to rezone 18.32 acres of the site from M-OF (Mixed-use Office) to M-C (Mixed-use Corridor). The remaining site acreage would retain the site’s current M-OF zoning. If rezoned, Lots 1-8 and Lots 10-13 would be made available for M-C uses and Lot 9 would be made available for M-OF uses. Both zoning classifications would permit multi-family residential development.

The proposed development is the “out-parcel” of the former State Farm Insurance campus now occupied by Veterans United. The proposed subdivision action constitutes a replat of Lot 1A of State Farm Subdivision Block 2 which was approved in December 2020. While the proposed development is consistent with many aspects of a typical commercial subdivision, it does contain several unique features.

The most significant unique feature within the development is that the proposed internal street system will consist of private streets that are not located in a platted public right of way. The streets will be located within an irrevocable ingress/egress easement. Such an arrangement allows the developer the to lease/sell more land to prospective users while at the same time reduces the City’s future infrastructure maintenance costs.

Given the UDC does not include a defined procedure for allowing private streets outside of PD zoned property, the conditions under which the future streets will be permitted has been defined within an associated development agreement for the property. The streets will be installed generally to the same standards as a public street; however, with less right of way width, and will include sidewalks on both sides as well as curbs and gutters. The site is supported by all necessary public infrastructure. Infrastructure easement locations will be shown on the final plat once system designs have been finalized.

Given the potential impacts that the future land uses may create, the applicant was required perform a traffic impact analysis relating to the development. This analysis result in a series of necessary future off-site improvement that would be required along Veterans United Drive and S. Providence Road. Improvements triggered by the development of the property are broken into phases and are triggered first at a trip generation threshold and then a platted lot threshold.

Prior to the issuance of building permits for uses that exceeds either 145 trips in the peak hour or prior to the issuance of the fourth building permit, whichever occurs first, improvements to Veterans United Drive would be triggered. These improvements would include the construction of a new roundabout at the MU Medical Park entrance and the “middle” entrance to the VU Campus as well as a restricted “left-turn” at the intersection of Adler and Veterans United Drives. The future roundabout is shown on the preliminary plat with the additional public right of way to accommodate the improvement.

A second set of off-site improvements at the intersection of S. Providence and Veterans United Drive would be triggered by the platting of any lot within the development. These improvements consist of pedestrian upgrades to ensure that users of the site have safe passage over S. Providence and Veterans United Drive into the site. A new crosswalk with refuge island would be required south of the existing the S. Providence/Veterans United intersection. Additionally, an internal connection would be required from that intersection in one of three possible locations: across Lot 4, between Lots 3 & 4 or between Lots 4 & 5 such that access from the intersection is provided to businesses located along Stellar Drive. These improvements would be required to be installed concurrently with the installation of any private street infrastructure.

Finally, a third set of improvements would be required with the platting of Lots 7-10 of the proposed development to address issues at the intersection of S. Providence and Corporate Lake Drive. These improvements would consist of installation of a pedestrian crossing with refuge island between the east and west sides of S. Providence at the intersection as well as turn restrictions onto the east and west segments of Corporate Lake Drive northbound and southbound along the S. Providence corridor.

The contents of the development agreement were reviewed by staff, are consistent with the recommendations of the traffic impact analysis, and have been accepted by the applicant. The timing associated with the installation of the improvements is believed reasonable based on the possible impacts to be created. Furthermore, it is staff’s understanding that initial development of the site will be focused to at the northern end of the development and that the improvements identified will accommodate existing and likely pedestrian and vehicle impacts/needs from the adjoining land uses.

One final unique aspect associated with this development is the manner in which setbacks for future development are applied. Within the M-C district there is no rear yard setback when lots adjoin other M-C zoned land. Given this finding, a plat note (Note # 15) identifies what is considered the front of each of the lots shown. Specifically, Lots 2-3 have their front facing Veterans United Drive, Lots 4-8 have their front facing S. Providence, and Lots 9-13 have their front facing Stellar Drive. Having defined what side of these double frontage lots is its front will ensure that when construction plans are approved there will be accessible entrances on the street facing side of each building.

The proposed preliminary plat has been reviewed by both internal staff and external agencies, has been found to be compliant with the requirements of the UDC, and is supported for approval. The prepared development agreement will be submitted concurrently with this matter for Council’s approval.

RECOMMENDATION

Approve the proposed 13-lot preliminary plat to be known as “*Spring Brook Subdivision*”.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps
- Preliminary Plat

SITE CHARACTERISTICS

Area (acres)	24.49 acres
Topography	Sloping upward from Scott/Vawter to the southeast
Vegetation/Landscaping	Partially tree cover along southeastern corner
Watershed/Drainage	Hominy Branch
Existing structures	None

HISTORY

Annexation date	1988
Zoning District	M-OF
Land Use Plan designation	Commercial
Previous Subdivision/Legal Lot Status	State Farm Subdivision Block 2, Lot 1A

UTILITIES & SERVICES

All utilities and services provided by the City of Columbia.

ACCESS

Veterans United Drive	
Location	Along the north side of property
Major Roadway Plan	Major Collector (improved and City maintained). Additional right of way to be dedicated for future roundabout shown.
CIP projects	None
Sidewalk	Sidewalks existing

Providence Road	
Location	Along the west side of property
Major Roadway Plan	Expressway (improved and MoDOT maintained); ROW is variable, no additional ROW to be dedicated.
CIP projects	None
Sidewalk	Required

Corporate Lake (aka Commonwealth Drive)	
Location	Stubbed at the southwest corner of property
Major Roadway Plan	Not on MRP (shown as 0.14 acres on Piccadilly Estates, Plat 2 – a Boone County subdivision)
CIP projects	None
Sidewalk	Required

PARKS & RECREATION

Neighborhood Parks	Within 1/4-mile of Cosmo-Bethel Park
Trails Plan	None impacting site
Bicycle/Pedestrian Plan	Pedway along west side of S. Providence

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 February 10, 2023. 5 postcards were distributed. Since distribution, no inquires relating to this request have been made.

Report prepared & approved by Patrick Zenner