



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 15, 2024

Re: Vandiver Commercial – Preliminary Plat (Case # 67-2024)

Executive Summary

Approval of this request would result in the creation of a 5-lot preliminary plat on an 18.83-acre parcel located north of Vandiver Drive addressed as 2000 Allen Lane.

Discussion

Crockett Engineering (agent), on behalf of 2000 Allen Lane LLC (owner), is seeking approval of a 5-lot preliminary plat on an 18.83-acre parcel located on the north side of Vandiver Drive at Allen Lane, to be known as the, "Vandiver Commercial." The parcel was recently zoned R-MF (Multi-family Dwelling) district on Lots 3 and 4, and M-C (Mixed-use Corridor) zoning on Lots 1 and 2 of the preliminary plat. A small portion of the parcel, located west of a planned extension of Allen Lane, is not included in the rezoning request and will remain within the M-N district (Lot 5). The proposed preliminary plat would create 3 lots for development east of an extended Allen Lane. Lots 4 and 5 would be located on the west side of Allen Lane, which is depicted on the plat crossing the parcel from Vandiver Drive, north to connect with Jolene Drive.

This newly-created connection to Jolene Drive will provide a secondary roadway access for residents along Elleta Boulevard, connecting Range Line Street back to Vandiver Drive through the subject parcel. The anticipated traffic generated by the proposed development did warrant completion of a traffic impact analysis (attached), which was completed by the applicants and reviewed by City staff. The study; however, found that the traffic loads were negligible in regards to the expected level of service on the adjacent roadways and did not conclude that any roadway improvements would be justified.

A 60-foot right-of-way is accommodated for Allen Lane in compliance with the neighborhood collector street standards of Appendix A of the UDC. A 40-foot wide utility easement containing an overhead electric transmission line traverses the site along the southern portion of Lot 3 and much of Lot 4. The exact location of this easement is still being identified and its exact location will be referenced on the final plat or a new easement will be dedicated to contain the existing transmission lines. Standard 10-foot utility easements are depicted along the street frontage of each resulting lot. An existing sewer line is shown on the plat crossing Lot 3 from its northeast corner to the south, near the center of the lot; however, will not serve Lot 3. Lot 3 will be served from an existing sewer line located southwest of the site on Vandiver Drive.

The Planning & Zoning Commission considered this case at their February 8th, 2024 meeting. Staff presented their report and the applicant provided a brief overview of the request.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

There were no public comments in regards to the preliminary plat, and after limited discussion by the Commission, a motion was made to approve the request. The motion then passed unanimously. (7-0)

The preliminary plat has been reviewed by city staff and external agencies and found to be compliant with the standards and provisions of the UDC.

The Planning and Zoning Commission staff report, locator maps, preliminary plat, traffic study and meeting minute excerpts are attached for review.

Fiscal Impact

Short-Term Impact: All costs associated with the extension of public infrastructure will be borne by the applicant.

Long-Term Impact: On-going maintenance of public infrastructure and provision of public safety and solid waste services. 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: Not Applicable, Secondary Impact: Secondary, Tertiary Impact: Tertiary

[Comprehensive Plan Impacts:](#)

Primary Impact: Land Use & Growth Management, Secondary Impact: Mobility, Connectivity, and Accessibility, Tertiary Impact: Infrastructure

Legislative History

Date	Action
4/1/2024	Introduction of proposed rezoning from R-1 & M-N to R-MF & MC (B55-24)

Suggested Council Action

Approve the, "Vandiver Commercial," preliminary plat as recommended by the Planning & Zoning Commission.