

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

SUMMARY

A request by Crockett Engineering (agent), on behalf of Beacon Street Properties, LLC (owners), for approval of a 1-lot final minor plat of M-C (Mixed-use Corridor) zoned property, to be known as, "*Bluff Creek Recreation Park, Plat No. 1.*" The 3.95-acre subject site is located east of the intersection of Old Highway 63, Bearfield Road, and Chinaberry Drive. **(Case # 139-2023)**

DISCUSSION

The applicant is requesting approval of a one-lot final minor plat containing 3.95-acres located east of the roundabout at the intersection of Chinaberry Drive and Old Highway 63. The property is currently vacant with a wooded area at the south end of the parcel. The property was rezoned M-C (previously C-3) sometime after its annexation in 1966, when it was adjacent to, what was then referred to as, Business 63.

The subject parcel has its primary frontage along Chinaberry Drive across its northwestern boundary. Chinaberry is not classified on the CATSO Major Roadway plan; however, has a right of way width of 66-feet which is consistent with a Local, non-residential street as defined in the UDC. As such, no additional right-of-way is require at this time. The tract also fronts on a private street to the southwest, which was created to serve as access to the commercial development south of the Bearfield/ Chinaberry/Old 63 roundabout. This private roadway was created after the 2002 vacation of Old Highway 63 across the current Club Carwash property and relocation of the primary roadway network to the signalized Bearfield Road/Grindstone intersection.

Sidewalk exists along the site's Chinaberry street frontage; however, is not present within the existing public right of way that connects to the private street along the site's western boundary. An extension of public sidewalk within the existing public right of way will be required with site development plans such that it fills-in the sidewalk gap along the south side of the roundabout and provides connectivity through the existing roundabout diverter. In addition to the required sidewalk construction, the plat depicts the dedication of the required 10-foot utility easement along all street frontages, both public and private.

The subject plat has been reviewed by both internal staff and external agencies. The plat, with the exception of minor technical corrections (i.e. City surveyor comments), is compliant with all aspects of the subdivision requirements of the UDC.

RECOMMENDATION

Approve the final minor plat to be known as "*Bluff Creek Recreational Park, Plat No. 1,*" pursuant to minor technical corrections.

ATTACHMENTS

- Locator Maps
- Final Plat

SITE CHARACTERISTICS

Area (acres)	3.95 acres
Topography	Sloping toward middle of lot
Vegetation/Landscaping	Split of wooded and turf
Watershed/Drainage	Grindstone Creek
Existing structures	None

HISTORY

Annexation date	1966
Zoning District	M-C (Mixed-Use Commercial)
Land Use Plan designation	Commercial District
Previous Subdivision/Legal Lot Status	Survey tract

UTILITIES & SERVICES

All utilities and services provided by the City of Columbia.

ACCESS

Chinaberry Drive	
Location	Northwest side of parcel
Major Roadway Plan	N/A
CIP projects	None
Sidewalk	Partially installed, requires connection to south side of roundabout

PARKS & RECREATION

Neighborhood Parks	Waters-Moss, Nifong Park, Rock Quarry Park, Grindstone Trail
Trails Plan	Grindstone Creek Trail
Bicycle/Pedestrian Plan	N/A

Report prepared by Rusty Palmer

Approved by Patrick Zenner