

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
March 6, 2025**

SUMMARY

A request by McClure Engineering (agent), on behalf of COR Development LLC (owner), for approval of a 4-lot preliminary plat of M-C (Mixed Use - Corridor) zoned property to be known as "*Crown Center Plaza Preliminary Plat*". The approximately 14-acre subject site is located at the southeast corner of Grindstone Parkway and State Farm Parkway, and includes the address 1110 Nifong Boulevard.

DISCUSSION

The applicants are seeking approval of a 4-lot preliminary plat containing 14-acres to be known as "*Crown Center Plaza Preliminary Plat*" that is located at the southeast corner of Grindstone Parkway and State Farm Way. The proposed plat would split the subject site into four developable lots, with a public street being dedicated between Nifong Boulevard an existing driveway connection approximately in the center of the site's State Farm Parkway frontage that will be known as Pebbles Parkway. The subject site is currently zoned M-C, allowing for future commercial and mixed-use development consistent with the existing conditions along Grindstone Parkway. The site is addressed as 1110 Nifong Boulevard

The site fronts State Farm Parkway and Nifong Boulevard. Both State Farm Parkway and Nifong Boulevard are classified as major collectors on the CATSO Major Roadway Plan (MRP). Public street access points are controlled by prior MoDOT approvals and the plat contains access restriction as that provide added clarity relating to these restrictions within the "Access Notes" section on the plat. A new public street, Pebbles Parkway, will be dedicated through the site and provide internal access to all four proposed lots. This new public right-of-way will be 66-foot wide and improved with a 38-foot wide curb and gutter street containing sidewalks along both sides. The connection point of Pebbles Parkway with State Farm Parkway is to occur at a previously authorized MoDOT access point that was the location of an existing driveway serving the site.

The 38-foot right-of-way for Pebbles Parkway will contain one travel lane in each direction and a shared center turn lane. Given the M-C zoning of the site and anticipated future trip generation, the applicants were required to prepare a traffic impact study (TIS). The TIS concluded that additional turn lanes would be required to within the State Farm Parkway right-of-way. A new south-bound left and north-bound right turn lane will be added for access to Pebbles Parkway from State Farm Parkway. To accommodate the south-bound left turn lane, the existing south-bound travel lane for State Farm Parkway will be shifted westward. To accommodate the north-bound right turn lane, the existing north-bound curb line of State Farm Parkway will be shifted eastward as will the existing sidewalk. The TIS did not note the need for any improvements along Nifong Boulevard; however, it should be noted that the City will be engaging in the construction of a roundabout at the intersection of Nifong Boulevard and State Farm Parkway as authorized within the recently voter approved 10-year roadway bond.

Sidewalks will be constructed along State Farm Parkway and Nifong Boulevard. Given the existing travel lane improvements within the right-of-way of State Farm Parkway, there is a significant gap between the edge of the paved surface and the beginning of the subject site's

boundaries. When State Farm Parkway was constructed sidewalk along the roadway's eastern frontage was built at the back of curb instead of a typical placement 1-foot inside the right-of-way. This location was permissible given the installed sidewalk was 6-feet wide in lieu of the standard 5-foot sidewalk. Given the existing gap between the edge of current roadway improvements, the need to install a turn lane per the TIS, and in accordance with the adopted street cross-section details, future sidewalk construction along State Farm Parkway will be 1-foot inside the existing right-of-way. While this new location will not be consistent with the existing sidewalk network along State Farm Parkway which has been built off the back of the curb, staff supports this design for multiple reasons. It should be noted, that no sidewalk presently exists along the site's Nifong Boulevard frontage so future construction of such sidewalk will conform to typical sidewalk location standards.

The first benefit to having the sidewalk relocated along the development's State Farm Parkway frontage is that the gap results in enhanced pedestrian safety from traffic along roadway. Additionally, the gap allows for future improvements to State Farm Parkway without requiring reconstruction costs of the sidewalk. At this time, plans to begin the ballot approved roundabout at the intersection of Nifong Boulevard and State Farm Parkway are in preliminary design; however, completion of the project is expected by 2026. Building the State Farm Parkway sidewalk 1-foot inside the existing right-of-way will keep it out of the way of roundabout project which will save both the city and the developer money and allows space for the roundabout to be built.

Due to the orientation of the lots created, a 40' utility and access easement has been dedicated to access Lot 2 from Pebbles Parkway. Standard 10-foot utility easements have been dedicated along proposed or existing public rights-of-way frontages (i.e. Pebbles Parkway, State Farm Parkway, Nifong Boulevard, and Grindstone Parkway). A 16-foot utility easement is being dedicated along the southern edge of proposed Lot 2, continuing to the northern edge of the site. An existing 20 foot water easement exists along the western edge of the subject site, along State Farm Way. An existing pipeline easement runs east/northeast in the southern portion of the subject site.

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

RECOMMENDATION

Approve the preliminary plat of "*Crown Center Plaza Subdivision*", subject to technical corrections regarding the dedication of utility easements along the northern edge of the subject site.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps
- Preliminary Plat

SITE CHARACTERISTICS

Area (acres)	14 acres
Topography	Gently sloping to North
Vegetation/Landscaping	Grass
Watershed/Drainage	Clear Creek, Hinkson Creek, Mill Creek
Existing structures	N/A

HISTORY

Annexation date	1969
Zoning District	M-C (Mixed-Use, Corridor)
Land Use Plan designation	Employment District
Previous Subdivision/Legal Lot Status	N/A

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	
Fire Protection	
Electric	

ACCESS

State Farm Way	
Location	West side of parcel
Major Roadway Plan	Major Collector
CIP projects	N/A
Sidewalk	Constructed

Nifong Boulevard	
Location	South side of parcel
Major Roadway Plan	Major Collector
CIP projects	N/A
Sidewalk	Not Constructed

PARKS & RECREATION

Neighborhood Parks	N/A
Trails Plan	N/A
Bicycle/Pedestrian Plan	N/A

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 February 3, 2025.

Notified neighborhood association(s)	None
Correspondence received	None

Report prepared by Kirtis Orendorff

Report Approved by Patrick Zenner