

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
February 24, 2022**

**SUMMARY**

A request by Engineering Surveys & Services (agent), on behalf of Conley Road Investments, LLC (owners), for approval of a 4-lot final plat to be known as, *Conley Marketplace*. The 18.44-acre parcel is located on the north side of the Conley Road Walmart, just west of the intersection of Conley Road and Business Loop 70. **(Case # 73-2022)**

**DISCUSSION**

The applicant is seeking approval of a four-lot final minor plat to be known as *Conley Marketplace* on the 18.44-acre site that was formerly improved with a maintenance facility for the Missouri Department of Transportation. The subdivision of the property will facilitate development of an approximate 4.18-acre parcel along the Business Loop 70 frontage. Access to the parcel is provided with private streets at two points along the Business Loop extension connecting to Conley Road. The primary access point is from the signalized intersection at I-70 Drive Southeast and Conley Road/Business Loop, which extends into the site from the traffic light to the west, between Lots 2 and 3. Another private drive was constructed at the time of the intersection improvements, internal to the acreage, and provides north/south access as well.

Additional right-of-way (ROW) dedication is not required for the Business Loop or Conley Road; however, an area of existing street and utility easement located at the I-70 Drive entrance, is being rededicated as ROW by this plat. This rededication is requested by the City to provide clarity where multiple easements and rights of ways encumber the same area as well as to address a recent change in required dedication language. Sidewalks were previously constructed along the public street frontage in conjunction with the intersection improvements.

The site is served by all City utilities, however will require extension to each of the newly-created lots that will be facilitated by the provision of a number of new utility easements. A utility easement currently exists in excess of the required 10 feet, along the entirety of the property's street frontage. No further dedication is required for this location at this time. A 10-foot electric easement is provided by the plat, across Lot 2, to provide service to Lot 1. The site is also currently served by a 16-foot sanitary sewer and a 20-foot utility easement that run across the parcel from north to south with stubs provided to each anticipated development lot. Proposed Lots 3 & 4 are not served by the existing sewer easement, thus an additional 12-foot easement is dedicated between the western boundary of these lots and the existing easement, which runs parallel.

The original lot layout concept limited Lot 2 to the area east of the access drive. However, a prospective buyer of this lot has indicated a desire for more space. The arrangement of Lot 2 was then extended further west than originally anticipated, consequently the north/south access road and the associated easements now encumber a large portion of the buildable area of Lot 2. As a result, the road and the easements are to be relocated to the west. The access road adjacent to Lots 3 & 4, however, will remain in its current configuration. New sewer and utility easements are dedicated by this plat to replace the current easements, which are planned to be vacated upon acceptance of the new infrastructure. At that time, the applicant will submit a vacation request for the portion of those easements lying over Lot 2.

The proposed final plat has been reviewed by staff and it meets all requirements of the Unified Development Code.

**RECOMMENDATION**

Approve the requested final minor plat of *Conley Marketplace*, subject to minor technical corrections.

**SUPPORTING DOCUMENTS (ATTACHED)**

- 1) Locator Maps
- 2) Final Plat

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	18.44
<b>Topography</b>	Generally flat, sloping to the west along western boundary
<b>Vegetation/Landscaping</b>	Turf, cleared
<b>Watershed/Drainage</b>	Perche Creek
<b>Existing structures</b>	None, access road constructed between lots, golf course encroaches at NW corner of parcel

**HISTORY**

<b>Annexation date</b>	1962
<b>Zoning District</b>	M-C
<b>Land Use Plan designation</b>	Commercial District
<b>Legal Lot Status</b>	Surveyed Tracts, not a legal lot

**UTILITIES & SERVICES**

Site is fully served by City of Columbia utilities and services.

**ACCESS**

<b>Conley Road / Business Loop</b>	
<b>Location</b>	East side of parcel
<b>Major Roadway Plan</b>	Major Collector
<b>CIP projects</b>	None
<b>Sidewalk</b>	Constructed

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	None
<b>Trails Plan</b>	Hinkson Creek Trail along North & West boundaries
<b>Bicycle/Pedestrian Plan</b>	None

**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 via advanced notice January 11, 2022. Seven postcards were distributed.

<b>Public information recap</b>	Comments/concerns: N/A
<b>Notified neighborhood association(s)</b>	Strawberry Hill NA
<b>Correspondence received</b>	None.