

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

SUMMARY

A request by A Civil Group (agent), on behalf of Kanco, LLC (owner), seeking approval of a 14-lot preliminary plat. The 30.7-acre property is unimproved and currently zoned R-MF (Multi-family Dwelling) and M-OF (Mixed-use Office). A concurrent request (Case #49-2032) seeks to rezone the property from M-OF and R-MF to M-C, M-N, and M-OF. The site is located on the south side of New Haven Road, east of Lenoir Street. **(Case # 50-2023)**

(This request was previously tabled at the February 23, 2023 public hearing).

DISCUSSION

The applicant is seeking approval of a preliminary plat to be known as South Rock Subdivision pursuant to an approved MoDOT interchange improvement project on the east side of US 63 and Route AC. The site is currently vacant, but was previously improved with a Lenoir Woods nursing facility and daycare center which was demolished between 2015 and 2017. The applicant intends to develop the proposed 14-lot site as a commercial center which may contain a gas station, drive-through restaurants, retail shopping, hotels, and multi-family apartments.

The property is located directly southeast of the current intersection of New Haven Road and Lenoir Street. Beyond the site's eastern boundary is the University of Missouri's research farm and to the south is the 79-acre Lenoir Woods Lutheran Senior Services center. Across New Haven Road to the northeast is Woodstock Mobile Home Park which is located outside of City limits. To the north is New Haven Elementary School operated by CPS and to the northwest is the Lemone Industrial Park.

The MoDOT approved project, STIP # 5P3433, will reconfigure the northbound US 63 off-ramp, reconfigure Lenoir Street's alignment, signalize Lenoir Street's intersection at New Haven Road, and improve the street profile of New Haven Road itself, see attached preliminary plans from MoDOT. This includes significant improvements to lane configuration and traffic flow. The applicants completed a traffic study, studying land uses from the proposed rezoning, which concludes that the MoDOT street improvements would have capacity for the proposed development and potential land uses.

The US 63 and Route AC interchange, Lenoir Street, and MoDOT Commuter lot are located immediately to the west of this property. The commuter lot will be removed as part of the aforementioned MoDOT project to make room for the Northbound US 63 on-ramp while MoDOT looks for other alternative commuter lot locations. The current alignment of Lenoir Street will generally be repurposed for the new US 63 off-ramp. Future Lenoir Street will be re-aligned to bisect the subject site and come to a signalized intersection in front of New Haven Elementary School. The project is anticipated to be awarded in June of 2024 with construction beginning that summer and being completed near summer of 2025.

The preliminary plat depicts 14 commercial lots, the improved New Haven Road, and relocated Lenoir Street. Lot 111 to the south of Lenoir street would contain a proposed detention pond, to be owned and maintained by the developer, and is otherwise encumbered by a greenspace conservation easement for tree preservation. This lot is proposed to be zoned M-OF (Mixed-use Office). Lots fronting New Haven Road (101 through 108) will have restricted access via right-in right-out entrances and one

shared full entrance where shown. Cross access easements will be provided for internal access amongst these lots. Lots 110 and 112 will also share accesses with Lots 104 and 105, respectively. The remaining Lots 109, 112-114 will be allowed access to Lenoir Street per standard City guidelines. See notes #9 and #11 on the preliminary plat in addition to the shown accesses for more detail.

The right-of-way for Lenoir Street is depicted as Lot 201 so that the right-of-way may be platted and legally transferred to MoDOT to facilitate the road project. A developer-imposed note has been added to the plat to restricting development such that building permits will not be issued until the improvements are completed and the road is open to traffic.

The MoDOT project will significantly improve traffic flow along New Haven Road once completed. Typically, a development proposal of this nature would necessitate improvements to be constructed by the applicant. In this case, the State DOT will be completing all of the roadway improvements as discussed in the attached traffic study.

Utility easements are provided along all street frontages in addition to various existing water, drainage, and other utility easements including a 20' sewer easement that traverses the western portion of the property. The site is within City Water territory and within Boone Electric territory. There are significant water facilities on site, relocation of these facilities are happening in conjunction with the MoDOT project and main extensions will be necessary to serve the created commercial lots. Sidewalks are required to be constructed with any development on Lenoir Street and New Haven Road. No other public utility infrastructure expansion is required at this time.

The proposed preliminary plat has been reviewed by internal staff and external agencies and meets all requirements of the Unified Development Code.

RECOMMENDATION

Approve the preliminary plat to be known as South Rock Subdivision pursuant to minor technical corrections.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps
- Preliminary Plat
- Traffic Study
- MoDOT Preliminary Plans
- Public Correspondence

SITE CHARACTERISTICS

Area (acres)	30.7
Topography	Previously developed and graded site
Vegetation/Landscaping	Eastern half is field/pasture; 37 significant trees and wooded area along south property line
Watershed/Drainage	Clear Creek
Existing structures	None

HISTORY

Annexation date	1969
Zoning District	M-OF and R-MF; Proposed M-C, M-N, and M-OF
Land Use Plan designation	Employment and Sensitive Area
Previous Subdivision/Legal Lot Status	Legal Lot – platted in 2018

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	City of Columbia
Fire Protection	City of Columbia
Electric	Boone Electric

ACCESS

New Haven Road	
Location	Along the north side of property
Major Roadway Plan	Minor Arterial
CIP projects	None / MoDOT Project 5P3433
Sidewalk	None – required with development

Lenoir Street	
Location	Along the west side of property
Major Roadway Plan	Major Collector
CIP projects	None / MoDOT Project 5P3433
Sidewalk	None – required with development

PARKS & RECREATION

Neighborhood Parks	Nifong Park and Nifong Park, ¼ mile SW across US 63
Trails Plan	Proposed Clear Creek Trail, ¼ mile SW across US 63
Bicycle/Pedestrian Plan	New Haven Road is a key roadway to bike/ped connectivity

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 December 22, 2022 and again on April 19, 2023. Seventeen postcards were distributed which included tenants of the Mobile Home Park within 200' of the site.

Public Notification Responses	Inquiry from Woodstock Mobile Home Park and resident of the elementary school district
Notified neighborhood association(s)	None
Correspondence received	Four letters of support attached

Report prepared by Brad Kelley

Approved by Patrick Zenner