



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 1, 2016

Re: Paris Road Village – Plat No. 2 – Preliminary plat (Case #16-36)

## Executive Summary

Approval of this request will result in the creation of a three lot subdivision to be known as "Paris Road Village, Plat No. 2".

## Discussion

The applicant is requesting approval of a three-lot preliminary plat of 6.195 acres of property zoned a mixture of C-2, M-1, and C-3. A proposed public street would extend approximately 300 feet into the subject site to provide a consolidated point of access to all three lots. Proposed future development of the three lots would be for commercial purposes.

At its January 7, 2016 meeting, the Planning and Zoning Commission considered this request and voted unanimously (9-0) to approve the proposed plat. The applicant's surveyor was presented and provided an overview of the plat's purpose. There were no Commissioner questions and no one from the public spoke regarding the application.

A copy of the staff report (including locator maps and plat) and meeting excerpts are attached for review.

## Fiscal Impact

Short-Term Impact: No new capital spending is expected within the upcoming 2 years as a result of this proposal.

Long-Term Impact: The development of this site may increase demands upon the adjacent streets, sanitary sewers, storm sewers, water and electric supply lines. The costs associated with meeting these demands may or may not be offset by increased property and/or sales tax revenues and user fees.



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

## Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Not Applicable, Secondary Impact: Secondary, Tertiary Impact: Tertiary

Strategic Plan:

Primary Impact: Not Applicable, Secondary Impact: Secondary, Tertiary Impact: Tertiary

Comprehensive Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Secondary, Tertiary Impact: Tertiary

## Legislative History

Date	Action
06/11/1997	Approved Administrative Plat 2 of Lot 1, Paris Road Village

## Suggested Council Action

Approve the proposed preliminary plat of Paris Road Village – Plat No. 2

Introduced by \_\_\_\_\_ Council Bill No. \_\_\_\_\_ R 11-16

### **A RESOLUTION**

approving the Preliminary Plat of Paris Road Village – Plat No. 2, a Replat of Lot 5 of Administrative Plat 2 of Lot 1, Paris Road Village.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council hereby approves the Preliminary Plat of Paris Road Village – Plat No. 2, a Replat of Lot 5 of Administrative Plat 2 of Lot 1, Paris Road Village, as certified and signed by the surveyor on December 28, 2015, a subdivision located on the east side of Paris Road, approximately 400 feet south of Vandiver Drive, containing approximately 6.195 acres, and hereby confers upon the subdivider the following rights for a period of seven years from the date of this approval:

- A. The terms and conditions under which the Preliminary Plat was given will not be changed.
- B. The subdivider may submit on or before the expiration date the whole or any part of the subdivision for final approval.
- C. The time for filing the final plat may be extended by the Council for a specified period on such terms and conditions as the Council may approve.

SECTION 2. Prior to approval of the Final Plat of this Subdivision, the subdivider shall have completed the improvements required by the Subdivision Regulations, or in lieu of completion of the work and installations referred to, present security to the City Council with surety and conditions satisfactory and acceptable to the City Council, providing for and securing the actual construction and installation of the improvements and utilities; or put the City Council in an assured position to do the work, obligating the developer to install the improvements indicated on the plat, provided that no occupancy permit will be issued to any person for occupancy of any structure on any street that is not completed in front of the property involved, or the utilities have not been installed to the satisfaction of the City.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor and Presiding Officer

APPROVED AS TO FORM:

\_\_\_\_\_  
City Counselor

SUPPORTING  
DOCUMENTS FOR  
THIS AGENDA ITEM

**AGENDA REPORT**  
**PLANNING AND ZONING COMMISSION MEETING**  
**January 7, 2016**

**SUMMARY**

A request by Paris Road Properties, Inc. (owner) for a three-lot preliminary plat of C-2 (Central Business), C-3 (General Business), and M-1 (General Industrial) zoned land, to be known as "Paris Road Village - Plat No. 2." The 6.195-acre subject site is located on the east side of Paris Road, approximately 400 feet south of Vandiver Drive. (Case 16-36)

**DISCUSSION**

The applicant is requesting a three-lot preliminary plat of property zoned a mixture of C-2, M-1, and C-3. The proposed public street would extend approximately 300 feet into the subject site to provide a consolidated point of access to all three lots. Sidewalks are shown along both sides of the new street.

C-2 zoning on a majority of the subject site may present challenges to future development of the property. The C-2 district, which is designed to nurture a compact and highly walkable central business district environment, was applied to this and a handful of other properties outside the downtown area in the 1960s. While the C-2 district has no setback requirement and offers a wider range of commercial uses than other commercial designations, new buildings in this district must have a minimum of two stories, and a conditional use permit is required for surface parking lots. This issue will be addressed further with pending changes to the development regulations.

The north side of the site is encumbered by a 100-foot wide electric easement, which renders the C-3 and M-1 zoned portions undevelopable.

The proposed plat meets all applicable City development regulations.

**RECOMMENDATION**

Approval of the proposed preliminary plat

**ATTACHMENTS**

- Location maps
- Preliminary plat

## SITE HISTORY

<b>Annexation Date</b>	1962
<b>Existing Zoning District(s)</b>	C-2 (Central Business District), C-3 (General Business District), and M-1 (General Industrial District)
<b>Land Use Plan Designation</b>	Commercial District
<b>Subdivision/Legal Lot Status</b>	Lot 5 of Administrative Plat 2 of Lot 1, Paris Road Village Subdivision

## SITE CHARACTERISTICS

<b>Area (acres)</b>	6.2 acres
<b>Topography</b>	Relatively flat
<b>Vegetation/Landscaping</b>	Grass and a few trees
<b>Watershed/Drainage</b>	Hinkson Creek
<b>Existing structures</b>	Single-family home

## SURROUNDING LAND USES

<b>Orientation from site</b>	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	M-1	Storage units
<b>South</b>	C-2	Medical, social service, & assisted living facilities
<b>East</b>	C-2	Assisted living facility
<b>West</b>	C-2	Auto-oriented commercial

## UTILITIES & SERVICES

All City services are available to the site.

## ACCESS

<b>Paris Road</b>	West side of site
<b>Major Roadway Plan</b>	Major Arterial Street
<b>ROW Needed</b>	50ft ½ width is in place
<b>CIP Projects</b>	None
<b>Sidewalk</b>	5-foot wide sidewalk in place

## PARKS & RECREATION

<b>Neighborhood Parks</b>	Albert-Oakland Park is approximately ¾ mile to north & west
<b>Trails Plan</b>	N/A
<b>Bicycle/Pedestrian Plan</b>	N/A

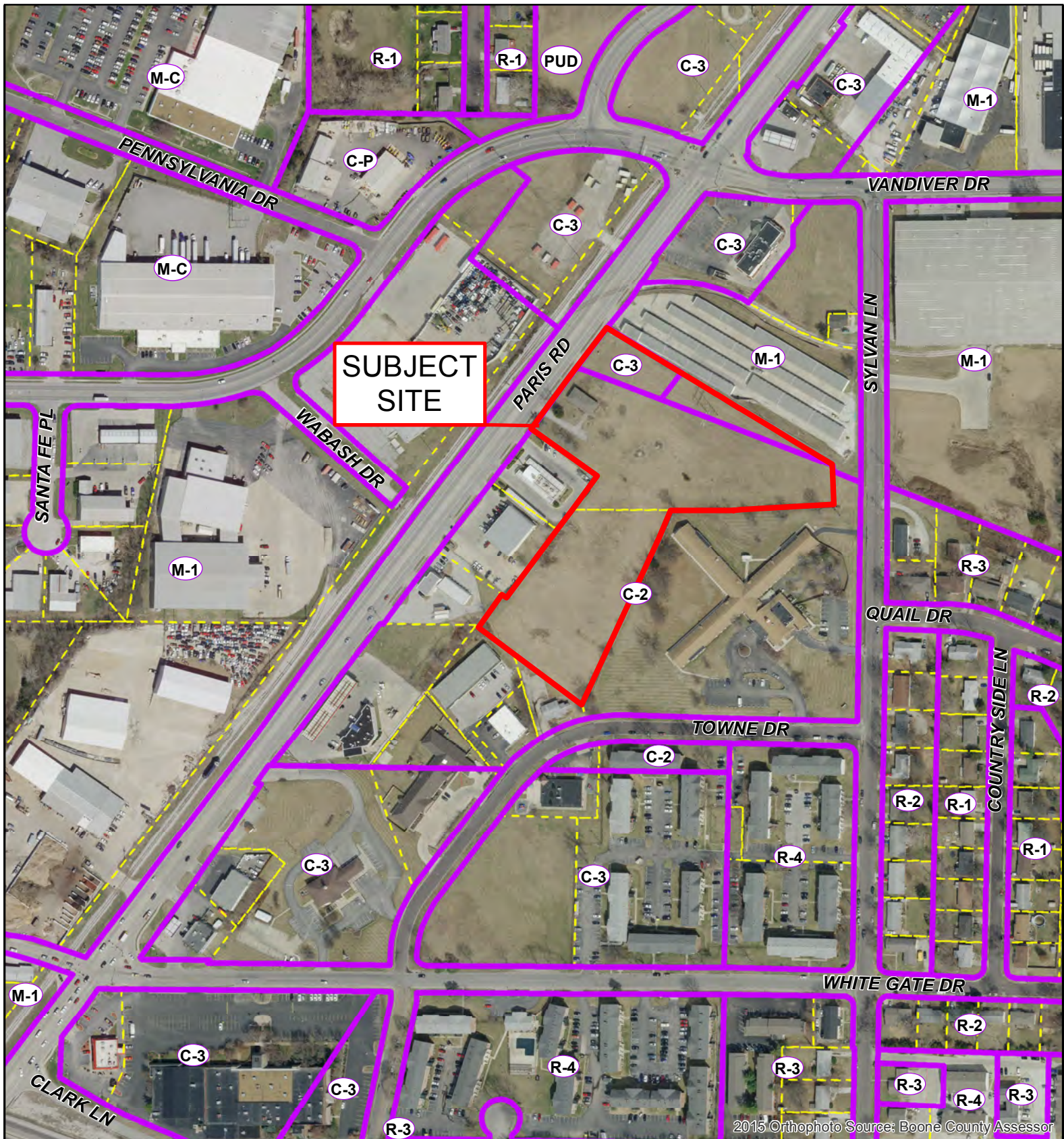
## PUBLIC NOTIFICATION

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 a public information meeting, which was held on December 15, 2015.

<b>Public Information Meeting Recap</b>	Number of attendees: One (the applicant) Comments/concerns: None
<b>Neighborhood Association(s) Notified</b>	White Gate
<b>Correspondence Received</b>	None as of this writing

Report prepared by Steve MacIntyre; approved by Patrick Zenner





## 16-36: Paris Road Village Plat No. 2 Preliminary Plat



City of Columbia Zoning  Parcels





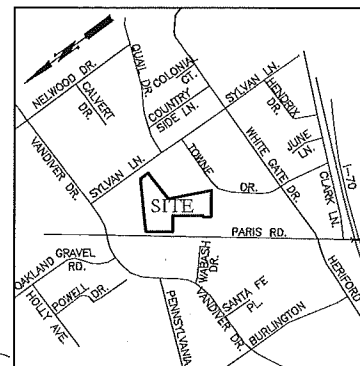
A tract of land located in the southwest quarter of the northwest quarter of Section 5, and in the east half of the east half Section 6, T48N, R12W, Boone County, Missouri, being Lot 5 of the Administrative Plat 2 of Lot 1, Paris Road Village as shown in Book 1320, Page 789, and being part of the tracts described by a Warranty Deed recorded in Book 657, Page 404, both of the Boone County records.

Said Lot 5 contains 6.195 acres (269,872 square feet).

I then divided this Lot 5 into: Lot 5A, containing 1.010 acre (43,991 square feet); Lot 5B, containing 2.295 acres (99,956 square feet); Lot 5C, containing 2.424 acres (105,598 square feet); and the street containing 0.467 acre.

LUECK SURVEYING  
BY:

Ronald G. Lueck  
Professional Land Surveyor  
LS #1957



LOCATION MAP  
1" = 1000'

DECEMBER 23, 2015

LEGEND

- EXISTING REBAR or IRON ROD UNLESS OTHERWISE NOTED
- EXISTING IRON PIPE UNLESS OTHERWISE NOTED AS SET
- SET
- FIRE HYDRANT
- WATER VALVE
- SEWER MANHOLE
- UTILITY POLE
- FENCE LINE
- CENTERLINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- WATER LINE
- SANITARY SEWER LINE
- GAS LINE

Notes:

- Bearings are based on lines of Paris Road Village, recorded in Plat Book 22, Page 6, and subsequent Administrative Plats recorded in Book 693, Page 969, and Book 1320, Page 789, all of the Boone County records.
- The north part of Lot 5 is subject to an electric easement, 100 feet wide, "blanket"-type as described in Book 314, Page 348, and as shown.
- The south part of Lot 5 is subject to a sewer easement, 16 feet wide, recorded in Book 700, Page 832, and as shown.
- The west part of Lot 5 is subject to a utility easement, 15 feet wide along the east right-of-way line of Paris Road, recorded in Book 1326, Page 977, and as shown.
- The south part of Lot 5 is subject to a utility easement, 8 feet wide along part of the southeast lines of Lots 3 and 4 of the Administrative Plat 2 of Lot 1, Paris Road Village, recorded in Book 1326, Page 973, and as shown.
- Right-of-way for Cole Court is 30 feet north of centerline and 40 feet south of centerline. The extra 10 feet on the south, along the north line of Sonic's Lot 4, will be dedicated as right-of-way in lieu of creating a separate 10 foot wide utility easement attached to Lot 5C.

Utility Contacts:

- Electric: City of Columbia Electric Engineering, 701 E. Broadway, Columbia, MO  
Contact: Jon Clark, Joni Troyer or any of several engineers 573-874-7325
- Telephone: Centurytel, 625 E. Cherry Street, Columbia, MO  
Contact: Mike March or Wayne Jones 573-886-3507
- Internet: Socket Internet services, 2703 Clark Lane, Columbia, MO  
Contact: customer service 573-447-7127  
Contact for field locates 573-817-0000
- Cable TV: Mediacom Online, customer service 573-443-1535
- Gas: Ameren Missouri, 2001 McGuire Blvd., Columbia, MO  
Contact: (north) Jake Martin 573-876-3063  
(south) Bruce Darr 573-876-3030
- Water: City of Columbia Water Engineering, 701 E. Broadway, Columbia, MO  
Contact: Donnie Nicholson or any of several engineers 573-874-7325
- Sanitary Sewer: City of Columbia Sewer Dept. Engineering, 701 E. Broadway, Columbia, MO  
Contact: Steve Hunt 573-874-7264
- Sewer Maintenance: 4900 Gillespie Bridge Road, Columbia, MO  
Contact: David Sorrell, Manager, or Lester Adkisson 573-445-9427

BENCHMARKS

BM USGS BRASS DISK/STANDARD TABLET SET IN NORTH STREET CURB AT JUNCTION OF BUSINESS LOOP "70" EAST AND BUSINESS "63" SOUTH; AT WEST SIDE OF SOUTH ENTRANCE TO HATHMANN VILLAGE SHOPPING CENTER AND ON NORTH CURB OF RAMP TO STATE ROUTE "B"; STAMPED "TT 19C 1930 RESET 1964." ELEVATION: 763.941

TBM NORTH RIM OF MANHOLE #2E103 LOCATED IN THE MIDDLE OF LOT 5C SHOWN HEREON ELEVATION: 781.66

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN PER FEMA FIRM NO. 29019C0285D dated March 17, 2011.

STREAM BUFFER STATEMENT

PER USGS TOPO QUAD "COLUMBIA, MO", REVISED IN 1981, THERE ARE NO STREAMS WITHIN THE SUBJECT PROPERTY OF PARIS ROAD VILLAGE - NO. 2 OR WITHIN 600 FEET OF THIS SUBJECT PROPERTY, AS DEFINED BY THE CITY OF COLUMBIA ORDINANCES, CHAPTER 12A, ARTICLE X, SECTION 12A-233.

OWNER

Paris Road Properties, Inc.  
John Payne, President & Secretary  
10951 I-70 Drive NE  
Columbia, MO 65202

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY  
OF COLUMBIA, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

STEPHEN REICHLIN, CHAIRMAN  
PLANNING AND ZONING COMMISSION

LUECK SURVEYING  
914 N. COLLEGE AVE., STE. 2  
COLUMBIA, MISSOURI 65201  
rlueck@socket.net  
PHONE (573) 443-6219

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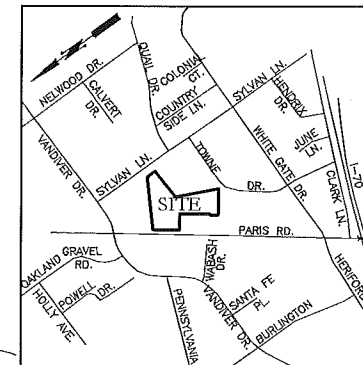
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814 N. COLLEGE AVE., STE. 2  
COLUMBIA, MISSOURI 65201  
rlueck@socket.net  
PHONE: (573) 443-6219

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**JANUARY 7, 2016**

**IV) SUBDIVISIONS**

**Case No. 16-36**

**A request by Paris Road Properties, Inc. (owner) for a three-lot preliminary plat to be known as "Paris Road Village - Plat No. 2". The 6.195 acre subject site is located on the east side of Paris Road, approximately 400 feet south of Vandiver Drive.**

MR. REICHLIN: May we have a staff report, please?

Staff report was given by Mr. Pat Zenner of the Planning and Development Department. Staff recommends approval of the proposed preliminary plat.

MR. REICHLIN: Do we have any questions of staff? Seeing none. It is our practice with subdivision matters to allow for principals to help us with understanding any of the items that might be salient to our decision, so at this time I'll encourage somebody from the ownership group to come forward and share some additional information.

MR. LUECK: Good evening. I'm Ron Lueck, land surveyor of the plats concerned. I have offices at 914 North College Avenue. I've been a land surveyor in Columbia for 35 years. Just to give a short presentation on it, this is something that was started as a way of a minor plat of the entire area there that Mr. Payne had purchased. It used to be a trailer park in back and it was minor platted in 1987 -- it was the first time -- by another firm. And there were some administrative plats done off of this. There were a few buildings -- or a few parcels cut off of it. I entered into it in 1997 and did the Sonic and O'Reilly buildings as a three-lot subdivision, and what was remaining after certain portions were sold off. And we left this six-acre piece intact. Now that there is, you know, some interest in the thing, we have gone ahead and just proposed -- the only way to access the back end of it is with a public road about 230 feet long, and we designed that along with the sewer extension to accommodate three lots in this place. We've got some interest in it, so that is the purpose of doing the replat -- or, yeah, it is considered a replat. If you've got any questions on that -- it is three zonings. There is a C-2 zoning, there is some M-1 north of the power line and back, and C-3 up at the northernmost corner at the road north of the power line. It's a little bit different zoning -- a little special thing going on with this, like Pat said. If you've got any questions on anything?

MR. REICHLIN: Any questions of this speaker? Thank you very much.

MR. LUECK: Thank you.

MR. REICHLIN: So with that I will turn this matter over to my fellow Commissioners for their input. Mr. Stanton?

MR. STANTON: It seems like a technical exercise to me, and we'll get more information once they figure out what they are going to do with the land. So I would like to make a motion, if anybody else

doesn't have anything else to say.

MR. REICHLIN: Go right ahead.

MR. STANTON: I move to approve the preliminary plat as it relates to Case 16-36, Paris Road Village - Plat 2.

MS. RUSHING: Second.

MR. REICHLIN: Ms. Rushing. We'll take a roll call, please.

MS. LOE: Yes, Mr. Chairman. In the Case of 16-36.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr., Harder, Mr. Reichlin, Mr. Stanton, Mr. Stodtman, Ms. Rushing, Ms. Russell, Mr. Toohey, Ms. Burns, Ms. Loe. Motion carries 9-0.**

MS. LOE: The motion carries. Recommendation for approval will be forwarded to Council.

MR. REICHLIN: Thank you, Ms. Secretary.