

# City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B118-14

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 5, 2014

Re: University Centre Subdivision - final minor plat (Case #14-41)

## Documents Included With This Agenda Item

Council memo, Resolution/Ordinance

Supporting documentation includes: Summary of Board/Commission Reports, Maps, Plats and Plans, Excerpts from Minutes

## Executive Summary

A request by TKG St. Peters Shopping Center, LLC (owner) for approval of a minor plat to be known as "University Centre Subdivision". The 3.26-acre subject site is located on the west side of Providence Road, across from Locust Street, and is addressed 201 S. Providence Road. (Case #14-41)

## Discussion

The applicant is requesting a one-lot final minor subdivision to consolidate the portions of several existing lots and vacated rights-of-way into a single legal lot for development. Standard utility easements are provided on the plat in accordance with City requirements. The proposed plat dedicates additional right-of-way along Providence Road to meet the minimum 53-foot standard half-width for this major arterial roadway.

The plat has been reviewed by City departments and external agencies, and meets all applicable requirements of the City's Zoning and Subdivision Regulations.

At its meeting on April 24, 2014, the Planning and Zoning Commission voted unanimously (7-0) to recommend approval of the proposed plat. There no Commission discussion and no members of the public spoke on this request.

A copy of the Planning and Zoning Commission staff report, including locator maps, a reduced copy of the plat, and performance contracts are attached.

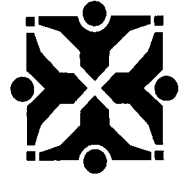
## Fiscal Impact

**Short-Term Impact:** No new capital spending is expected within the upcoming 2 years as a result of this proposal. Improvement of the sanitary sewer constraints affecting this site will need to be addressed between the City and applicant - likely through a development agreement.

**Long-Term Impact:** The development of this site will increase demands upon the adjacent streets,

# City of Columbia

701 East Broadway, Columbia, Missouri 65201



travel lane may be required and would be accommodated within the dedicated additional right-of-way. The costs associated with meeting these demands will be offset by increased property and sales tax revenues and user fees.

## Vision & Strategic Plan Impact

Vision Impact: Not Applicable

Strategic Plan: Not Applicable

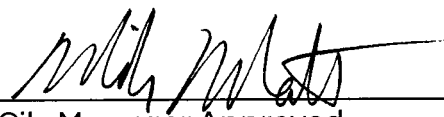
## Suggested Council Action

Approval of the proposed plat

## Legislative History

N/A

  
\_\_\_\_\_  
Department Approved

  
\_\_\_\_\_  
City Manager Approved

Introduced by \_\_\_\_\_

First Reading \_\_\_\_\_

Second Reading \_\_\_\_\_

Ordinance No. \_\_\_\_\_

Council Bill No. B 118-14

### **AN ORDINANCE**

approving the Final Plat of University Centre Subdivision, a minor subdivision; accepting the dedication of rights-of-way and easements; providing notice as it relates to the provision of utility service; and fixing the time when this ordinance shall become effective.

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

SECTION 1. The City Council hereby approves the Final Plat of University Centre Subdivision, as certified and signed by the surveyor on April 28, 2014, a minor subdivision located on the west side of Providence Road and across from Locust Street (201 S. Providence Road), containing approximately 3.26 acres in the City of Columbia, Boone County, Missouri, and hereby authorizes and directs the Mayor and City Clerk to sign the plat evidencing such approval.

SECTION 2. The City Council hereby accepts the dedication of all rights-of-way and easements as dedicated upon the plat.

SECTION 3. TKG St. Peters Shopping Center, LLC is hereby provided notice that the City may not be able to provide the necessary utilities to the property described in the Final Plat of University Centre Subdivision beyond the current level of service and use of the land. The City may require public improvements to be enhanced, enlarged or upgraded in order to accommodate a higher level of service demand attendant to any subsequent change in use of land prior to issuance of a permit for any future construction on the site. Nothing contained herein shall be construed or deemed to grant a right or privilege to TKG St. Peters Shopping Center, LLC to engage in any construction activity on the property.

SECTION 4. This ordinance shall be in full force and effect from and after its passage.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

ATTEST:

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

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

APPROVED AS TO FORM:

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



## SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Summary of Board/Commission Reports, Maps, Plats and Plans, Excerpts from Minutes

**AGENDA REPORT**  
**PLANNING AND ZONING COMMISSION MEETING**  
**April 24, 2014**

**SUMMARY**

A request by TKG St. Peters Shopping Center, LLC (owner) for approval of a minor plat to be known as "University Centre Subdivision". The 3.26-acre subject site is located on the west side of Providence Road, across from Locust Street, and is addressed 201 S. Providence Road. (Case #14-41)

**DISCUSSION**

The applicant is requesting a one-lot final minor subdivision to consolidate the portions of several existing lots and vacated rights-of-way into a single legal lot for development. Standard utility easements are provided on the plat in accordance to City requirements. The proposed plat dedicates additional right-of-way along Providence Road to meet the minimum 53-foot standard half-width for this major arterial roadway.

While the proposed plat meets all applicable City Zoning and Subdivision Regulations standards, it should be noted that the subject site lies within a constrained portion of the City's downtown sewer system. As such, no construction permits will be issued until a development agreement is reached between the City and developer to resolve the existing sanitary sewer capacity issues that currently affect the site.

**RECOMMENDATION**

Approval of the proposed plat

**ATTACHMENTS**

- Locator aerial and topographic maps
- Final minor plat

## SITE HISTORY

|                                     |                                                          |
|-------------------------------------|----------------------------------------------------------|
| <b>Annexation Date</b>              | 1826 (part of the original Town of Columbia)             |
| <b>Existing Zoning District(s)</b>  | C-2 (Central Business)                                   |
| <b>Land Use Plan Designation</b>    | City Center District                                     |
| <b>Subdivision/Legal Lot Status</b> | Lots, portions of lots, and vacated street rights-of-way |

## SITE CHARACTERISTICS

|                               |                                             |
|-------------------------------|---------------------------------------------|
| <b>Area (acres)</b>           | 3.26 acres                                  |
| <b>Topography</b>             | Slopes gradually downward from west to east |
| <b>Vegetation/Landscaping</b> | Grass                                       |
| <b>Watershed/Drainage</b>     | Flat Branch Creek                           |
| <b>Existing structures</b>    | None                                        |

## UTILITIES & SERVICES

All City services are available to the site.

## ACCESS

|                           |                                                                                                                                   |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| <b>Providence Road</b>    | East side of site                                                                                                                 |
| <b>Major Roadway Plan</b> | Major Arterial (Improved & City-maintained), requiring 53-ft ½ width ROW. 35-ft ½ width exists. 18 ft additional ROW is provided. |
| <b>CIP Projects</b>       | None                                                                                                                              |
| <b>Sidewalk</b>           | 5-ft wide sidewalk needed                                                                                                         |

**PARKS & RECREATION**

|                                |                                    |
|--------------------------------|------------------------------------|
| <b>Neighborhood Parks</b>      | Flat Branch Park is east of site   |
| <b>Trails Plan</b>             | No trails planned adjacent to site |
| <b>Bicycle/Pedestrian Plan</b> | N/A                                |

Report prepared by Steve MacIntyre; Approved by Pat Zenner

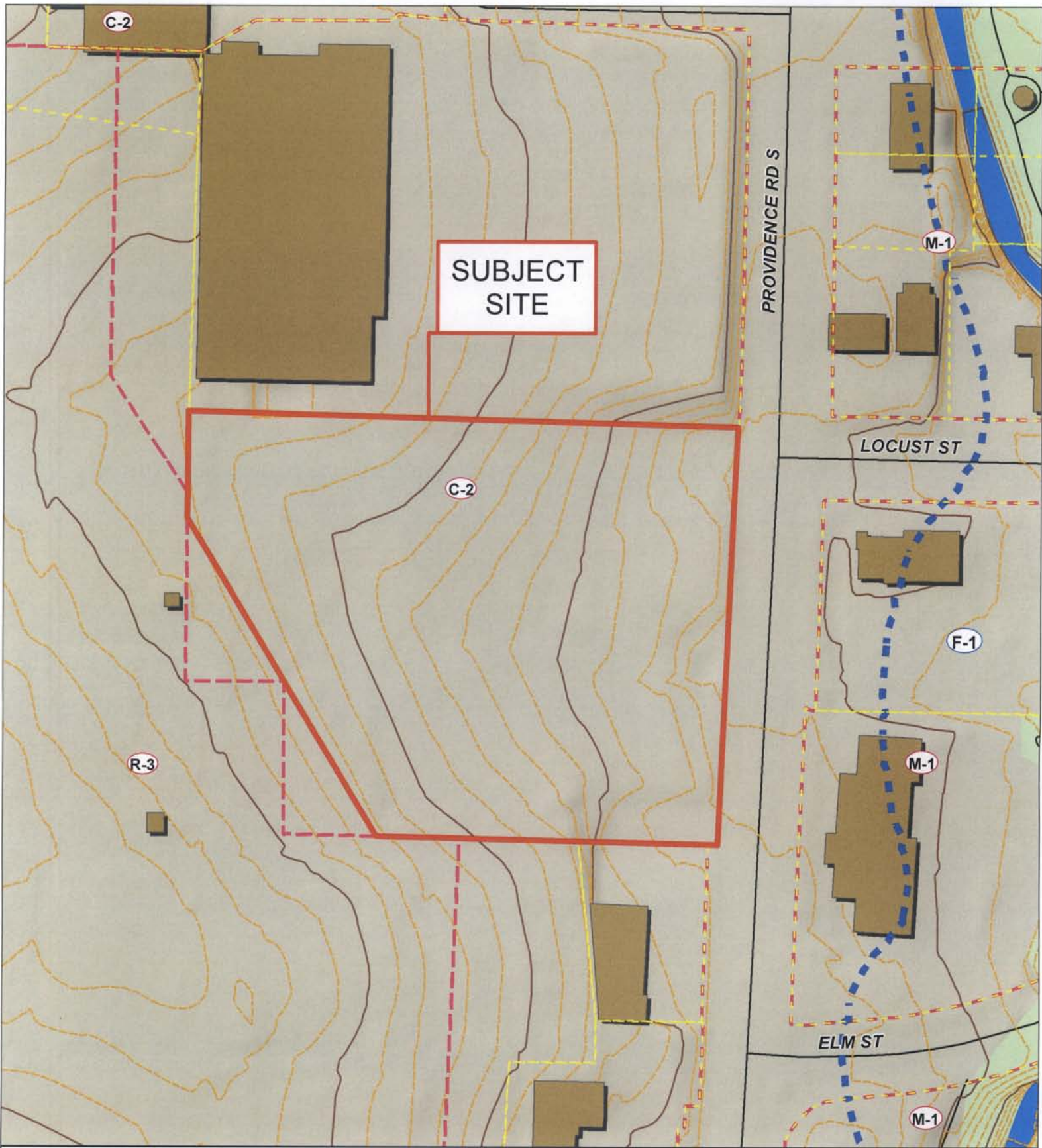


## 14-41: University Centre Subdivision Final Minor Plat & Variance



Hillshade Data: Boone County GIS Office  
Parcel Data Source: Boone County Assessor  
Imagery: Boone County Assessor's Office, Sanborn Map Company  
Created by The City of Columbia - Community Development Department

0 62.5 125 250  
Feet



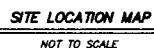
## 14-41: University Centre Subdivision Final Minor Plat & Variance



Hillshade Data: Boone County GIS Office  
Parcel Data Source: Boone County Assessor  
Imagery: Boone County Assessor's Office, Sanborn Map Company  
Created by The City of Columbia - Community Development Department



*APRIL 4, 2014*



## NOTES

ATTEST: \_\_\_\_\_  
SHEELA AMIN, CITY CLERK

BEARINGS ARE REFERENCED TO TRUE NORTH  
AS DETERMINED BY GPS OBSERVATION



**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**APRIL 24, 2014**

**IV) SUBDIVISIONS**

MR. REICHLIN: The next item on our agenda is Subdivisions. We have a handful of them. Case No. 14-41 is the first one we'll entertain, but before we start I'd like to make mention that these are administrative actions, and not a public hearing. But we do entertain comments from the public if -- or a principal who wants to clarify one item or another.

**Case No. 14-41**

**A request by TKG St. Peters Shopping Center, LLC (owner) for approval of a minor plat to be known as "University Centre Subdivision." The 3.26-acre subject site is located on the west side of Providence Road across from Locust Street, and is addressed as 201 South Providence Road.**

MR. REICHLIN: Staff report, please?

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

MR. REICHLIN: Are there any questions of Staff? Seeing none, is there anybody in the audience who cares to comment on this matter with regard to -- or further understanding it? Seeing, none, I'll open it up to Commissioners' comments.

MR. TILLOTSON: I don't think -- I don't think there's going to be any comments on this one, so I'll just make a motion for approval of a request by TKG St. Peters Shopping Center, LLC, for approval of a minor plat to be known as "University Centre Subdivision," Case 14-41.

MR. STANTON: Second.

MR. REICHLIN: Mr. Tillotson made the motion and Mr. Stanton seconded. May we have a roll call, please?

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Strodman, Mr. Tillotson, Mr. Wheeler, Ms. Burns, Ms. Loe, Mr. Reichlin, Mr. Stanton. Motion carries 7-0.**