

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
March 8, 2018**

**SUMMARY**

The City of Columbia (owner) is seeking approval of a 2-lot final plat to be known as "Strawn Road Subdivision." The 46.86-acre parcel is located at the southeast corner of Strawn Road and I-70 Drive SW and is addressed as 840 N. Strawn Road. The annexation and rezoning of the property is being processed concurrently with this final plat, under Case # 18-47. **(Case 18-48)**

**DISCUSSION**

The City of Columbia, as the applicant, is seeking approval of a 2-lot final plat of recently donated located at 840 N. Strawn Road. The proposed plat is being considered concurrently with a request for annexation and permanent R-1 (One-Family Dwelling) zoning (Case # 18-47). The intent of the plat is to dedicate the right-of-way for the future extension of Scott Boulevard through the property, as depicted on the CATSO Major Roadway Plan, and create two lots for potential future development by the City or a third party.

Typically the action sought by the City would involve the submission of a preliminary plat which would be followed by a final plat and public infrastructure construction plans. The UDC also provides the opportunity for an applicant to submit both a preliminary and final plat with construction plans for concurrent review and approval. At its October 16, 2017 meeting, the City Council directed staff to prepare the attached final plat. In providing such direction, there was no indication given to prepare a preliminary plat or infrastructure construction plans as would be typical of a non-City project or a specific development plan.

While not specifically directed to submit the required preliminary plat or its application contents, this application did include the required land analysis map which indicated the existence of Harmony Creek and its associated floodplain/floodway along the eastern and southern property boundaries of the site. Additionally, the City's Arborist has identified the existing tree line and climax forest along the eastern property boundary of the site. The floodplain/floodway and stream buffer requirements of the UDC have been shown on the plat; however, the tree preservation has not.

Per the Unified Development Code tree preservation areas are to be maintained on a common lot for preservation, and/or under an irrevocable conservation easement. Given this property is currently under the control of the City and is not proposed for immediate development such omission can be addressed as the City identifies its future intentions with the property. Should additional platting be required the preservation of these features could be addressed at that time or future permit issuance could be conditioned upon establishment of appropriate easements protecting these features.

A revised version of the final plat is being prepared that provides a graphical depiction of where the trees exist on the site and will be provided at the Commission hearing. Additionally, a "climax forest" exhibit will be provided that identifies the approximate location of the climax forest on the site from which the required 25% retention could be selected. The purpose for providing these graphic depictions is to establish the location of the trees at this time and ensure that any future user of the lots is aware that these features exist and that their preservation, in accordance with the UDC's requirements at the time of development, will be required.

The Scott Boulevard extension depicted on this plat is consistent with the findings of the Scott Boulevard & I-70 Interchange Location Study and Access Justification Report prepared by the City assessing access to I-70 on the west side of Columbia. This AJR and an associated environmental assessment, identified the path of the Scott Boulevard extension through the subject parcel, connecting to Sorrel's Overpass Drive,

where an interchange is now planned. The interchange will allow direct access from Scott Boulevard onto I-70.

Typically, the construction plans for such roadway infrastructure as well as other public infrastructure to serve the proposed lots would be required with the final plat. As with the issue of tree preservation, given this property is currently under the control of the City and is not proposed for immediate development such omission can be address as the City identifies its future intentions with the property. Identification of the right of way as part of this platting action ensures that such area is reserved for the planned transportation improvements without being compromised by development of structures or uses within it. To require submission of construction plans for such infrastructure at this time is not believed necessary since no final use or user has not been determine. The design and construction of the proposed roadway infrastructure and utilities may be a joint effort of the City and subsequent property user.

The proposed plat has been reviewed by internal and external agencies. With the exceptions of the aforementioned tree preservation and infrastructure plan requirements, the plat meets all applicable UDC standards and is supported for approval with the understanding that as future development activities are proposed such actions will require supplemental agreements that will allocate responsibilities for full UDC compliance between the City and a future land user.

**RECOMMENDATION**

Approval of the “Strawn Road Subdivision” Final Plat.

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator maps
- “Strawn Road Subdivision” Final Plat

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	47 acres
<b>Topography</b>	Ridge in center of property; slopes away to the east and west
<b>Vegetation/Landscaping</b>	Turf and wooded
<b>Watershed/Drainage</b>	Harmony Creek
<b>Existing structures</b>	Residential Structure

**HISTORY**

<b>Annexation date</b>	NA
<b>Zoning District</b>	Boone County R-S
<b>Land Use Plan designation</b>	Neighborhood District
<b>Previous Subdivision/Legal Lot Status</b>	Not a Legal Lot

**UTILITIES & SERVICES**

All utilities and services provided by the City of Columbia upon annexation; water supply extensions will require coordination between the Consolidated Water District No. 1 and City Utilities.

**ACCESS**

<b>Strawn Road; I-70 Drive SW</b>	
<b>Location</b>	Along western and northern edges of property
<b>Major Roadway Plan</b>	Major Arterial; Major Collector
<b>CIP projects</b>	Waterline improvements at highway crossings (I-70)
<b>Sidewalk</b>	Required

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	Closest park is Strawn Park directly across Strawn Road.
<b>Trails Plan</b>	Harmony Creek Trail
<b>Bicycle/Pedestrian Plan</b>	N/A

Report prepared by Russell Palmer

Approved by Patrick Zenner