



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 19, 2016

Re: Christiansen Deline Subdivision – Preliminary Plat Revision (Case #16-202)

Executive Summary

Approval of the request will result in the revision of an existing seven-lot preliminary plat to allow the relocation of Boone Industrial Boulevard and the addition of one lot, for a total of eight lots, pending approval of the development agreement. (Case #17-30).

Discussion

Engineering Surveys and Services (agent) is requesting on behalf of Greg and Kelly Deline (owners) approval of a revised preliminary plat of PUD (Planned Unit Development), O-1 (Office District), C-P (Planned Business District), C-3 (General Business District), and R-3 (Medium Density Multiple-family Dwelling District) zoned property, which is a revision to the existing preliminary plat known as "Christiansen Deline Subdivision". The 70.6-acre subject site is located at the southwest corner of Highway 763 and Brown School Road.

This proposed preliminary plat represents a revision to a previously approved preliminary plat (attached, Case #16-35) that includes the same property. The site includes the future location of two roadways that are included on CATSO's major roadway plan as local nonresidential streets. The applicant is seeking this revision to allow the relocation of one of these streets, Boone Industrial Boulevard, from its previously approved location.

The previous alignment placed the roadway along the south property line, but as a result of the new alignment, the previous Lot 7 will be split into two lots, Lots 7 and 8, as reflected on the proposed preliminary plat.

The Planning and Zoning Commission considered this request at its meeting on October 20, 2016. Staff presented its report and the applicant gave an overview of the request. No other member of the public spoke during the public hearing.

After limited discussion, the Planning and Zoning Commission voted (9-0) to recommend approval of the preliminary plat subject to staff's recommended condition that the revised development agreement associated with the plat be approval. The development agreement (B328-16) is to be approved at the December 19 Council meeting.

A copy of the Planning and Zoning Commission staff report, locator maps, preliminary plat, and meeting excerpts are attached.



Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as roads and sewers, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and property tax collections.

Vision & Strategic Plan Impact

Vision Impacts:

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

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
5/2/2016	Ord. 22801: Approved annexation, permanent zoning Ord. 22802: Authorized development agreement R51-16: Approved preliminary plat of Christiansen Deline Subdivision.

Suggested Council Action

Approve the revised preliminary plat, subject to City Council approval of the development agreement (B328-16) associated with the site, as recommended by the Planning and Zoning Commission.