



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 1, 2022

Re: Sheltered Workshop Plat No. 2A – Final Plat (Case # 181-2022)

## Executive Summary

Approval of this request will result in the creation of a 1-lot final plat to be known as *Sheltered Workshop Plat No. 2A*.

## Discussion

Crockett Engineering (agent), on behalf of Central Missouri Sheltered Enterprises, Inc. (owner - CMSE), is seeking approval of a one-lot final plat that will consolidate two existing parcels into one legal lot. The site is split zoned IG (Industrial) and M-OF (Mixed-use Office). The IG tract contains the CMSE facility and the M-OF tract, annexed in November 2021, is improved with a gravel parking lot and is not presently a "legal lot". The 3.21-acre site is located approximately 1200' south of the intersection of E Nifong Boulevard and S Bearfield Road.

The subject site takes access from S. Bearfield Road which is a major collector on the CATSO Major Roadway Plan (MRP). The plat shows the required half-width (33') dedication of additional right-of-way and the standard 10' utility easement along this frontage. Sidewalk does not exist along this site's street frontage and will be required to be constructed as part of any new development within the sidewalk easement is being dedicated along the S. Bearfield street frontage. A 16' wide utility easement along the property's rear boundary is also shown on the plat and the site is also encumbered by an existing 20' wide as-laid water line easement.

Water is provided by the City of Columbia. Sanitary sewer is provided by the City and would be available to the proposed new construction following a sewer lateral line extension. The property is located within the City's electric service territory though it is served by Boone Electric via an overhead line. Fire protection services are provided by City Fire Station #8, located ¼ mile to the north, and Boone County Station #15, located 2.7 miles to the southeast. No other public utility infrastructure expansion is required at this time.

The final plat meets all the standards of the UDC regulations and is recommended for approval by staff.

The Planning and Zoning Commission considered this request at their June 23, 2022 meeting. The applicant and owner were available for questions. Following limited additional discussion, a motion to recommend approval of the final plat, subject to technical corrections, was unanimously approved (7-0).



The Planning Commission staff report, locator maps, final plat, and meeting minute 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: Possible impacts could be public infrastructure maintenance such as roads, sewers, and water, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

## Strategic & Comprehensive Plan Impact

### Strategic Plan Impacts:

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

### Comprehensive Plan Impacts:

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

## Legislative History

Date	Action
12/6/21	Approved annexation of western portion of site (S. Bearfield Road frontage) and assignment of M-OF zoning. (Ord. 024851)

## Suggested Council Action

Approve the final plat of *Sheltered Workshop Plat No. 2* as recommended by the Planning and Zoning Commission.