

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
December 8, 2016**

**SUMMARY**

A request by Crockett Engineering Consultants (agent) on behalf of ESS Properties, LLC (owner) for approval of a two-lot preliminary plat of M-1 (General Industrial District) and M-C (Controlled Industrial District) zoned land, to be known as "763 Industrial Park Preliminary Plat". The 130.89-acre subject site is generally located on the east side of Highway 763, approximately 700 feet south of Prathersville Road, and also located at the east terminus of Harvester Road. (**Case #17-14**)

**DISCUSSION**

The applicant is seeking approval of a 2-lot preliminary plat on approximately 131 acres of property. As seen on the plat, the property contains the alignment of multiple roadways that have been identified on CATSO's Major Roadway Plan. Per Section 20-3 of the City Code, the City may restrict development within areas that have been included on a roadway plan such as CATSO's. No permanent structure may be constructed within the proposed right-of-way or the associated building setback.

At this time, the future alignments of the CATSO roadways are being identified on the preliminary plat for the purposes of preserving the future roadway corridors, as the proposed creation of a 2-lot plat does not warrant the dedication and construction of the balance of the roadways shown. Plat Note #12 specifies that upon final platting of Lot 1 only the right-of-way to serve that lot, located along its southern lot line, will be required to be dedication and improved with a public street. The note continues to state that at the time Lot 2 is presented for final platting the City may require the dedication of the designated MRP right-of-ways and the construction of the streets within them.

Lot 1 will have public street access from the extension of the existing curb return that is stubbed in the overall site's western boundary north of Harvester Road which is meant to be constructed as a minor arterial through the overall tract per the MRP. Private driveway access will be from from the resulting street construction. Sanitary sewer service is also located currently on site; however, an extension to Lot 1 may be required.

The proposed preliminary plat has been reviewed by staff and found to be consistent with the subdivision regulations.

**RECOMMENDATION**

Approval of the preliminary plat for "763 Industrial Park Preliminary Plat".

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator maps
- Preliminary plat
- MRP Plan

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	130.89
<b>Topography</b>	Slopes toward center of property
<b>Vegetation/Landscaping</b>	Wooded in central, southeast portion of property
<b>Watershed/Drainage</b>	Cow Branch
<b>Existing structures</b>	None

**HISTORY**

<b>Annexation date</b>	1998
<b>Zoning District</b>	M-1 (General Industrial District); M-C (Controlled Industrial District)
<b>Land Use Plan designation</b>	Employment District
<b>Previous Subdivision/Legal Lot Status</b>	Not a legal lot

**UTILITIES & SERVICES**

<b>Sanitary Sewer</b>	City of Columbia
<b>Water</b>	City of Columbia
<b>Fire Protection</b>	CFD
<b>Electric</b>	Boone Electric

**ACCESS**

<b>Highway 763 (Range Line Street)</b>	
<b>Location</b>	Along west side of site.
<b>Major Roadway Plan</b>	Major arterial; (Improved and MoDOT maintained; no additional ROW required.)
<b>CIP projects</b>	None.
<b>Sidewalk</b>	Sidewalks existing.

<b>Prathersville Road</b>	
<b>Location</b>	Along north side of site.
<b>Major Roadway Plan</b>	Major Collector (Unimproved and County maintained; 35-foot half-width, no additional ROW required.)
<b>CIP projects</b>	None.
<b>Sidewalk</b>	Sidewalks required.

<b>East/North Tower Drives</b>	
<b>Location</b>	Along north side of site.
<b>Major Roadway Plan</b>	NA, Local residential street (Unimproved and County maintained; 50-foot ROW existing, no additional ROW required.)
<b>CIP projects</b>	None.
<b>Sidewalk</b>	Sidewalks required with extension.

<b>Harvester Road</b>	
<b>Location</b>	Terminates at west side of site. Future east/west extension proposed.
<b>Major Roadway Plan</b>	Neighborhood Collector (Unimproved and County maintained; 60-foot ROW

	required.)
<b>CIP projects</b>	None.
<b>Sidewalk</b>	Sidewalks required with extension.

<b>Bodie Drive</b>	
<b>Location</b>	Terminates at south side of site. Future north/south extension proposed.
<b>Major Roadway Plan</b>	NA, Local residential street (Improved and City maintained; 50-foot ROW required.)
<b>CIP projects</b>	None.
<b>Sidewalk</b>	Sidewalks required with extension.

<b>Future Arterial</b>	
<b>Location</b>	Future east/west extension proposed across property.
<b>Major Roadway Plan</b>	Minor arterial (84-100-foot ROW dedication required.)
<b>CIP projects</b>	None.
<b>Sidewalk</b>	Sidewalks required.

<b>Edenton Boulevard</b>	
<b>Location</b>	Future north/south extension proposed across property.
<b>Major Roadway Plan</b>	Local Non-residential; (Improved and City maintained; 66-foot ROW required.)
<b>CIP projects</b>	None.
<b>Sidewalk</b>	Sidewalks required with extension.

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	Within Auburn Hills Park service area, with the exception of the northwest portion of the property.
<b>Trails Plan</b>	Proposed Cow Branch Trail near south side of property

**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 November 15, 2016.

<b>Public information meeting recap</b>	Number of attendees: 3 Comments/concerns: Stormwater, land use
<b>Notified neighborhood association(s)</b>	Auburn Hills Neighborhood Association
<b>Correspondence received</b>	None to date

Report prepared by Clint Smith

Approved by Patrick Zenner