

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
October 20, 2016**

**SUMMARY**

A request by Engineering Surveys and Services (agent) on behalf of Greg and Kelly Deline (owners) for approval of an 8-lot 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. (**Case #16-202**)

**DISCUSSION**

The applicant is seeking approval of an 8-lot preliminary plat on approximately 71 acres of property. The plat includes multiple proposed zoning districts, with Lots 4, 5 and 7 zoned C-3, Lot 3 zoned C-P, Lot 2 zoned O-1, Lot 1 zoned PUD, and Lot 6 zoned R-3.

This proposed preliminary plat represents a revision to a previously approved preliminary plat (Case #16-35, attached) of the same name, and which 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, and would have required coordination with the property owner to the south in order to construct the street as shown. After further consideration, the application has determined that the proposed alignment is better suited for the site and will permit construction to occur wholly on property owned by the applicant thereby removing a potential obstacle with constructing a street along a property line. 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.

Staff has reviewed the new alignment, and has no objections to the proposed relocation of the street or additional lot. Even with the realigned street, the property to the south will maintain the ability to access Boone Industrial near the intersection with Highway 763, and will also have access to White Tiger Street in the future. None of the existing zoning districts will be affected. The site will be subject to a revised development agreement to address the new lot arrangement.

The proposed preliminary plat has been reviewed by staff and is found to be compliant with all subdivisions regulations.

**RECOMMENDATION**

Approval of the preliminary plat for "Christiansen Deline Subdivision", subject to City Council approval of a development agreement.

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator maps
- "Christiansen Deline Subdivision" Revised Preliminary plat
- "Christiansen Deline Subdivision" PREVIOUSLY APPROVED Preliminary plat

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	70.6
<b>Topography</b>	Generally sloping towards Cow Branch; gradual slopes to north, steeper on south
<b>Vegetation/Landscaping</b>	Majority tree covered, also turf; little landscaping on developed portion
<b>Watershed/Drainage</b>	Cow Branch
<b>Existing structures</b>	Multiple commercial structure on eastern developed portion of property

**HISTORY**

<b>Annexation date</b>	2016
<b>Zoning District</b>	PUD, O-1, C-P, C-3, and R-3
<b>Land Use Plan designation</b>	Neighborhood, Commercial, Open Space
<b>Previous Subdivision/Legal Lot Status</b>	Surveyed tracts

**UTILITIES & SERVICES**

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

**ACCESS**

<b>Brown School Road</b>	
<b>Location</b>	Along north side of site.
<b>Major Roadway Plan</b>	Major Arterial (currently improved with 2-lanes & City-maintained); 108-foot right of way required
<b>CIP projects</b>	<i>10+ Year Projects:</i> Brown School Rd - 4 lanes (Providence to Hwy 763)
<b>Sidewalk</b>	5-foot sidewalk required

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	No parks located within a ½ mile of majority of property
<b>Trails Plan</b>	Proposed Primary Trail (Cow Branch) located on property
<b>Bicycle/Pedestrian Plan</b>	8' path (north side Brown School Road); 8' path and bike lanes on 763

**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 September 27, 2016.

<b>Public information meeting recap</b>	Number of attendees: 0 Comments/concerns: NA
<b>Notified neighborhood association(s)</b>	Brookside Square Homeowner Assoc., Forest Ridge Homeowner Assoc.
<b>Correspondence received</b>	None at time of report.

Report prepared by Clint Smith

Approved by Patrick Zenner