

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
October 19, 2016**

SUMMARY

A request by Engineering Surveys and Services (agent), on behalf of Columbia Public Schools (owners), for approval of a 1-lot preliminary plat to be known as "CPS Middle School Subdivision". The 63-acre parcel is located on the east side of Sinclair Road, south of Chesterfield Drive. **(Case # 17-226)**

DISCUSSION

The applicant is seeking approval of a 1-lot preliminary plat on approximately 63 acres located east of Sinclair Road, just south of Chesterfield Drive. The site proposed to be improved with a new CPS middle school. Site development (access points and construction) will be concentrated at the southern end of the parcel. This placement is due to the northern portions of the site containing a number of sensitive site features such as climax forest, stream buffer, and a set of utility easements that cut across the property from the northeast property corner, to Sinclair Road about 850' south of the northern boundary.

Sinclair Road is currently an unimproved major collector roadway. The plat depicts a 40' wide strip of land for additional Sinclair Road right-of-way, along the property's frontage. This additional right of way will be dedication at the time of final plat approval.

A Traffic Impact Analysis (TIS) was required for this development since the future improvements will generate more than 100 trips in the peak hour. The study indicated the need for a southbound left turn lane into the site from Sinclair Road frontage as well as a left turn lane at the intersection of Route K and Sinclair Road. The Traffic Division has reviewed the findings of the TIS and agree with the recommended improvements that have been proposed.

In regards to the required turn lane at the intersection of Route K and Sinclair Road, it is anticipated that this intersection will be improved as a roundabout in the future. The Traffic Division is currently in talks with MoDOT to negotiate a cost-sharing arrangement for these improvements and believe the installation of the required left turn lane would be an inappropriate expenditure of public funds. Given this conclusion, a payment in lieu of the construction is considered a more appropriate option. The details of this payment would need to be identified either as a condition of the future final plat approval for this site or in a separate development agreement executed concurrently with the future final plat.

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 "CPS Middle School Subdivision."

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Preliminary plat

SITE CHARACTERISTICS

| | |
|-------------------------------|---|
| Area (acres) | 63 acres |
| Topography | Generally sloping to the north, then toward the center of the property at northern edge |
| Vegetation/Landscaping | 2/3 tree-covered, remainder overgrown pasture land, with a number of concrete pads |
| Watershed/Drainage | Little Bonne Femme Creek |
| Existing structures | No structures, only concrete pad foundations and driveways |

HISTORY

| | |
|--|---------------------------------|
| Annexation date | 1998 |
| Zoning District | A (Agriculture District) |
| Land Use Plan designation | Neighborhood |
| Previous Subdivision/Legal Lot Status | Surveyed tract, not a legal lot |

UTILITIES & SERVICES

| | |
|------------------------|----------------------------|
| Sanitary Sewer | City of Columbia |
| Water | |
| Fire Protection | |
| Electric | Boone Electric Cooperative |

ACCESS

| Sinclair Road | |
|---------------------------|--|
| Location | Along west side of site. |
| Major Roadway Plan | Major Collector (currently unimproved) |
| CIP projects | No capital improvements planned. |
| Sidewalk | 5-foot sidewalk required upon platting |

PARKS & RECREATION

| | |
|--------------------------------|--|
| Neighborhood Parks | No parks located within a ½ mile of property |
| Trails Plan | N/A |
| Bicycle/Pedestrian Plan | Sinclair is an urban trail/pedway. |

Report prepared by Rusty Palmer

Approved by Patrick Zenner