



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 21, 2021

Re: Plumrose USA, Inc. - Final Plat (Case #142-2021)

Executive Summary

Approval of this request will result in the creation of a 1-lot final plat to be known as "*Plumrose USA, Inc.*".

Discussion

A Civil Group (agent), on behalf of Plumrose USA, Inc. (owner), seeks approval of a one-lot final minor plat to be known as "*Plumrose USA, Inc.*". The 80.77-acre site is located approximately 1-mile northeast of the Paris Road and US 63 interchange, zoned IG (Industrial) and commonly addressed as 5008 Paris Road.

The proposed plat will bestow legal lot status on previously unplatted property that contains two tax parcels. The subject site was previously improved with a farmhouse and other farm-related accessory structures that have been or are in the process of being demolished to permit redevelopment of the site with an approximate 325,000 square foot Italian meats facility.

The plat accommodates the half-width (33-feet) of a future major collector along its southwest property line as shown on the Major Roadway Plan. Additionally, a corner truncation at the intersection of Paris Road and the future roadway has been provided as well as the required 10-foot utility easements along both frontages. Sidewalks are existing along the Paris Road frontage and would be constructed as part of a capital project for the future collector street.

A sewer extension is necessary to serve this site. Per Ord. 024590, a cooperate development agreement states that Swift Foods will provide the sewer easement at a future date since the sewer line alignment is not yet finalized. Per this agreement, the City is responsible for extending the Hinkson Creek outfall sewer line to serve the site. No other public utility infrastructure expansion/extension is required at this time to serve the site. As such, a performance contract is not necessary.

The Planning and Zoning Commission considered this request at its May 20, 2021 meeting. Staff presented its report and noted that technical corrections were needed for the corner truncation and surveyor notations. The Commission inquired about the technical corrections and sewer easement timing. Staff responded that the sewer line alignment was not yet finalized so an easement could not yet be dedicated. Staff further noted that the necessary sewer easement would be dedicated at a future date. Following additional discussion regarding the sewer alignment and the cooperative agreement, the Commission made a



City of Columbia

701 East Broadway, Columbia, Missouri 65201

motion to approve the required plat subject to technical corrections which was approved (7-0) with one abstention. The attached final plat has been revised according to the Commission's conditional approval and all technical correction have been made.

The Planning and Zoning Commission staff report, locator maps, final plat, and meeting minute excerpts are attached for review.

Fiscal Impact

Short-Term Impact: Construction of sanitary sewer infrastructure from the Hinkson Creek outfall trunk sewer in the amount of \$1,300,000 per Ord. 024619. This amount will be paid from Sewer Utility retained earnings.

Long-Term Impact: It is anticipated that this project will have a minimal impact on the Sewer Utility's annual operating cost. Other possible impacts could be public infrastructure maintenance such as roads, water, public safety and solid waste service provision. Future impacts may be offset by increased user fees and/or property tax collections.

Strategic & Comprehensive Plan Impact

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: Economic Development, Tertiary Impact: Infrastructure

Legislative History

Date	Action
4/19/2021	Amending the FY 2021 Annual Budget by appropriating funds relating to construction of sanitary sewer infrastructure from the Hinkson Creek outfall trunk sewer. (Ord. 024619)
3/15/2021	Authorizing a cooperative development agreement with Plumrose USA, Inc. (Ord. 024590)

Suggested Council Action

Approve the final plat to be known as *Plumrose USA, Inc.* as recommended by the Planning and Zoning Commission.