



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 18, 2024

Re: Fike Subdivision, Plat 1A – Preliminary Plat (Case #233-2024)

## Executive Summary

Approval of this request would result the in creation of a 4-lot preliminary plat to be known as "Fike Subdivision, Plat 1A". The 5.3-acre subject site is located east of the roundabout for E. Prathersville Road and Highway 763. The preliminary plat is a replat of Lot 1 of the 2022 final plat entitled "Fike Subdivision Plat 1."

## Discussion

McClure Engineering (agent), on behalf of Fike Properties, LLC (owner), seek approval of a 4-lot Preliminary Plat of IG (Industrial District) zoned property, to be known as "Fike Subdivision, Plat 1A". The subject acreage was final platted as a single lot in 2022 concurrent with its requested voluntary annexation and permanent zoning to IG. The proposed preliminary plat is bounded on the south by E. Prathersville Road, on the west by city M-C (Mixed Use – Corridor), to east by county M-LP (Planned Industrial), and to the north by county R-M (Residential Moderate Density). It should be noted that the uses on the property to the north are considered "non-conforming" with respect to their zoning.

Proposed Lots 1 & 2 will have access provided via a private 36-foot wide irrevocable ingress/egress easement in lieu of a public street pursuant to the provisions of Sec. 29-5.1(f)(2) of the UDC. This private access will ensure that all lots meet the frontage & access requirements of Sec. 29-5.1(f)(2) of the UDC. A private access was viewed as appropriate given Lots 3 & 4 cannot have individual access directly to E. Prathersville Road since they contain less than 300-feet of roadway frontage which is the minimum frontage required for a newly platted lot to have an individual driveway access to an arterial or collector roadway. Furthermore, provision of an easement for access maximizes developable acreage, by reducing right of way dedication requirements, and eliminates future public street maintenance costs borne by the City. The proposed improvements within the access (i.e. pavement width) will be sufficient to meet Fire Code and industrial traffic needs.

Lot 3 is to be dedicated as a perpetual drainage easement for the common use and benefit of the various lots within the subdivision, and is largely encumbered by a type-II stream buffer for Cow Branch which, per 12A-236 of the City Code, requires a 100-foot buffer, 50-feet on both sides of the centerline of the waterway. A standard 10-foot utility easement is to be dedicated abutting E. Prathersville Road right of way upon final platting. Electric services will be provided by Boone Electric. Fire protection will be provided by the City.

In addition to the standard utility easement along the subdivision's E. Prathersville Road frontage, a 20-foot utility easement is proposed to run north/south along the shared lot lines



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of proposed Lots 1, 2, 3, and 4, up to the northern edge of Lot 4, to accommodate a proposed the water line extension and allow for placement of a future public sewer main. Water will be provided by the City.

In addition to the north/south 20-foot utility easement, the plat shows a 16-foot utility easement running east/west along the shared lot lines of proposed Lots 1 and 4 as well as Lots 2 and 3. These easements are shown to ensure sewer access to all the proposed lots within the subdivision. The easement between Lots 2 and 3 connects to an existing sanitary sewer line maintained by the Boone County Regional Sewer District (BCRSD), to the east, that ultimately connects to City sewer facilities south of E. Prathersville Road. On September 17, 2024, the BCRSD Board of Trustees voted to allow the City of Columbia to provide sanitary sewer service to the subject acreage. The newly created lots will be City sewer customers and sewer line construction will be subject to city standards and applicable connection/recurring monthly charges.

The 16-foot utility between Lots 1 and 4 transitions to an 8-foot easement along the western edge of proposed Lot 1. This easement has been shown such that future sewer connectivity to the lot to the west would be provided to facilitate elimination of a current on-site lagoon on the property to the west. The remaining 8-feet of easement width would be dedication upon platting of the western lot prior to sewer line construction and redevelopment occurring.

This request was considered by the Planning and Zoning Commission at its October 24, 2024, meeting. Staff provided a report and the applicant was present to answer questions. No one from the public spoke regarding the request. Thereafter, a motion was made to approve the preliminary plat which passed with a vote of (8-0).

A copy of the Planning and Zoning Commission staff report, locator maps, preliminary plat, BCRSD Letter of Consent, and meeting minute excerpts are attached for review.

## Fiscal Impact

Short-Term Impact: None anticipated. Any costs associated with relocation of public utilities to be borne by the applicant.

Long-Term Impact: Potential impacts may include additional public infrastructure maintenance (i.e. electric, sewer, and water) as well as public safety and solid waste collection costs. Such impacts may or may not be off-set by increased property tax collections or user-fees.



## Strategic & Comprehensive Plan Impact

### Strategic Plan Impacts:

Primary Impact: Reliable and Sustainable Infrastructure, Secondary Impact: Resilient Economy, Tertiary Impact: Not Applicable

### Comprehensive Plan Impacts:

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Infrastructure

## Legislative History

Date	Action
04/18/22	Approved Final Plat of Fike Subdivision Plat 1 (ord. 024993)
04/18/22	Voluntary annexation and permanent IG zoning (ord. 024992)

## Suggested Council Action

Approve the requested preliminary plat to be known as “*Fike Subdivision, Plat 1A*” as recommended by the Planning and Zoning Commission.