

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
March 10, 2016**

SUMMARY

A request by Engineering Surveys and Services (agent) on behalf of Christiansen Investments, LLC (owner) for approval of a 7-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 to be known as "Christiansen Deline Subdivision", pending annexation. The 70.6-acre subject site is located at the southwest corner of Highway 763 and Brown School Road.

DISCUSSION

The applicant is seeking approval of a 7-lot preliminary plat on approximately 71 acres of property pending the annexation of the property per Case #16-34. 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.

The site includes the future location of two roadways that are included on CATSO's major roadway plan as local nonresidential streets. Upon development of the site, both Boone Industrial Drive and White Tiger Street would be constructed on site, and provide connectivity and access to internal lots. Exterior lots may be subject to access restrictions on the adjacent arterial streets - Highway 763 and Brown School Road.

Highway 763 is a fully improved arterial, while Brown School was partially constructed by the City, along with curb and gutter, but with sidewalks on the north side of the roadway only. Brown School will be able to be constructed to a full arterial cross section in the future with additional pavement within the south side of the right of way. Future expansion of Brown School (including sidewalks) will occur within the right of way granted by this development - approximately 70 feet along the north side of the property. No additional right of way is required for Highway 763.

As seen on the preliminary plat, the subject site does not include adequate property to accommodate the appropriate dedication of right of way needed for the full construction of Boone Industrial Drive (which would be 66'). This is due to the location of a "stub" intersection for the extension Boone Industrial west of Highway 763. The stub is located such that the extension of the roadway would generally be along a shared property line of adjacent properties, which would require dedication from both owners on either side of the proposed road.

Due to this existing condition, Boone Industrial could not be constructed by the applicant in order to allow access to the interior lots 6 & 7 of the development until the necessary right of way for Boone Industrial is in place. The applicant has attempted to acquire the needed adjacent right of way, but at the time of this report, the acquisition was not complete. Staff is recommending that if the right of way is acquired prior to when the preliminary plat is considered by City Council, that the preliminary plat be revised to reflect the change. This would result in a revised plat being forwarded to Council, but staff prefers to have the most recent information included on the plat when possible.

Access for Lot 5 is currently restricted to the one existing access point along Highway 763 by MoDOT. Lots 1 - 4 directly front onto Brown School Road, but given the arterial status of the roadway, requests

for driveways directly onto Brown School will be reviewed by staff to ensure that access is provided in a safe and manageable fashion, which may include combined access points for certain lots in order to reduce the amount of separate ingress and egress locations.

Easements are shown on the preliminary plat along property lines and right of ways to accommodate future utility placement. The plat also reflects the granting of a trail easement along the Cow Branch, which is consistent with the Park and Recreation master trail plan. A minimum of 50 feet of easement (up to 100 feet in some locations where flood plain exists) will be granted by the applicant to allow the future construction of a trail. A sanitary sewer easement is also located along the Cow Branch, which includes an existing sanitary line that will provide sewer service to all 7 lots.

Staff notes that as part of the annexation of the property (case #16-34), the applicant will be entering into a development agreement with the City. The agreement will generally address infrastructure issues identified during the review of this request, such as the timing of construction and potential off-site improvements, which may not affect the physical design of the preliminary plat but could affect the developability of the property. With that in mind, staff is recommending approval of the preliminary plat with the condition that the development agreement associated with case #16-34 be approved by City Council.

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 approving a development agreement associated with the site’s proposed annexation.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Preliminary plat

SITE CHARACTERISTICS

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

HISTORY

Annexation date	NA
Zoning District	Boone County R-S (Single-family Residential); C-G (General Commercial)
Land Use Plan designation	Neighborhood, Commercial, Open Space
Previous Subdivision/Legal Lot Status	Surveyed tracts; legal lot status unverified

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	City of Columbia
Fire Protection	Columbia Fire Department
Electric	Boone Electric

ACCESS

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

PARKS & RECREATION

Neighborhood Parks	No parks located within a ½ mile of majority of property
Trails Plan	Proposed Primary Trail (Cow Branch) located on property
Bicycle/Pedestrian Plan	8' path on north side of 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 December 1, 2015.

Public information meeting recap	Number of attendees: 3 Comments/concerns: Questions regarding proposed land uses
Notified neighborhood association(s)	Brookside Square Homeowner Association Forest Ridge Homeowner Association
Correspondence received	None at time of report.

Report prepared by Clint Smith

Approved by Patrick Zenner