

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
June 23, 2022**

SUMMARY

A request by Crockett Engineering (applicant), on behalf of Central Missouri Sheltered Enterprises, Inc. (owner), for a one-lot final plat consolidating two parcels into one legal lot. The site is split zoned, containing M-OF (Mixed-use Office) and IG (Industrial) zoned property. The 3.21-acre site is located approximately 1200' south of the intersection of E Nifong Blvd and S Bearfield Rd. **(Case # 181-2022)**

DISCUSSION

The applicant is seeking approval of a one-lot final minor plat to be known as *Sheltered Workshop, Plat No. 2A*. The intent is to bestow legal lot status to a 3.21-acre tract to facilitate an administrative office expansion of the Central Missouri Subcontracting Enterprises (CMSE) Giving Gardens Center. The site contains two parcels which are split-zoned IG (Industrial) and M-OF (Mixed-use Office). The IG tract, which presently contains the CMSE facility and the M-OF (Mixed-use Office) tract, annexed in November 2021, is improved with a gravel parking lot and is not presently a "legal lot".

The subject site takes access from Bearfield Road which is a major collector on the CATSO Major Roadway Plan (MRP). As required by the UDC, the 33' of required half-width right-of-way is being dedicated on this plat. A 10' utility and sidewalk easement is being dedicated along the street frontage in addition to a 16' wide utility easement along the property's rear. The site is also encumbered by a 20' wide as-laid water line easement. Sidewalk does not exist along this site's street frontage and will be required to be constructed as part of any new development.

Water is provided by the City of Columbia. Sanitary sewer is provided by the City and would be available to the proposed new construction following a sewer lateral line extension. The property is located within the City's electric service territory; however, is served by Boone Electric via an overhead line. Additional site improvement will require consent from the City to remain a Boone Electric customer. Fire protection services are provided by City Fire Station #8, located ¼ mile to the north, and Boone County Station #15, located 2.7 miles to the southeast. No other public utility infrastructure expansion is required at this time.

The proposed final plat has been reviewed by internal staff and external agencies and it meets all requirements of the Unified Development Code with exception of minor technical corrections.

RECOMMENDATION

Approval of the '*Sheltered Workshop, Plat No. 2A*' Final Plat subject to minor technical corrections

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps
- Final Plat

SITE CHARACTERISTICS

Area (acres)	3.21
Topography	Generally level, minor grade change on northeast portion of site
Vegetation/Landscaping	Turf and small wooded area
Watershed/Drainage	Clear Creek
Existing structures	CMSE facility and associated parking lots

HISTORY

Annexation date	1998 and 2021
Zoning District	IG and M-OF
Land Use Plan designation	Employment
Previous Subdivision/Legal Lot Status	IG Tract - Sheltered Workshop Plat 2 Lot 1; M-OF Tract - Unplatted

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	City of Columbia
Fire Protection	BCFD/City of Columbia
Electric	Boone Electric

ACCESS

South Bearfield Road	
Location	West side of property
Major Roadway Plan	Major Collector (unimproved)
CIP projects	None
Sidewalk	None; Required upon development

Private Street	
Location	South side of property
Major Roadway Plan	N/a
CIP projects	N/a
Sidewalk	None

PARKS & RECREATION

Neighborhood Parks	Nifong Park, ¼ mile east; Phillips Park, ½ mile southeast
Trails Plan	Proposed tertiary trail, Clear Creek Trail, ¼ mile east
Bicycle/Pedestrian Plan	South Bearfield Road, key roadway to bike/ped connectivity

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 via an advanced notification postcard which was mailed on May 25, 2022. 16 postcards were sent.

Public Notification Responses	None
Notified neighborhood association(s)	Bearfield Meadows
Correspondence received	None

Report prepared by Brad Kelley

Approved by Patrick Zenner