



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 17, 2019

Re: Boone Prairie– Preliminary Plat (Case #117-2019)

Executive Summary

Approval will result in creation of a 157-lot preliminary plat to be known as “The Preliminary Plat for Boone Prairie”.

Discussion

The applicant Crockett Engineering (agent), on behalf of Show-Me Central & Missouri Habitat for Humanity (owner), is seeking approval of a 157-lot preliminary plat on 50.28 acres of R-1 (Single family Dwelling) and IG (Industrial) district zoned property. The site is generally located to the southeast of the intersection of US Highway 63 and Brown Station Road.

On the R-1 portion of the property, 143 lots are proposed as single-family residential lots and 13 lots are proposed for home owner association-maintained greenspace and storm water management common lots. Lot C13 contains an existing detention basin which is anticipated to be continued in use. The IG-zoned portion of the property (Lot #144) is presently improved with a cell tower which will remain in service and will continue to receive access from the City's electric substation driveway that runs along the southern boundary of the development.

This preliminary plat allows legal revision to the site configuration and roadway network approved via the Boone Prairie Plat 1 (2004) and Boone Prairie Plat 2 (2005) final plats. Any unnecessary right-of-way (ROW) and utility easements approved through the previous plats shall be vacated prior to the final platting of new ROW and easements.

The site is proposed to be accessed from two entrances located on its western frontage from Brown Station Road - an improved major collector. The preliminary plat shows the dedication of additional right-of-way (ROW) along Brown Station Road to provide a 40' half-width to meet the “Option B” standard for major collectors. Sidewalks and 10' utility easements will be required along all public streets.

The proposed internal streets meet the local residential street standards of the UDC. The curvilinear street pattern meets all UDC requirements relating to block length, the number of lots receiving access from each street as well as complies with the connectivity index for residential development. Direct driveway access to Brown Station Road is not permitted and no lots are shown with direct access to the street.

The existing crosswalk on the north side of the intersection of Leeway Drive and Oakland Gravel Road will be upgraded to include rapid rectangular flashing beacons. Such an improvement is to provide safer pedestrian travel to Blue Ridge Elementary, Oakland Middle School, and Albert Oakland Park all located west of the site.



There is one "significant tree" (i.e., 20 inch diameter or greater) on the property, which will remain, and the site is subject to the landscaping, screening and tree preservation requirements of the UDC, Chapter 29-4.4. Electric, water and sanitary sewer service will be provided by the City of Columbia.

The Planning and Zoning Commission considered this request at their May 23, 2019 meeting. Staff presented its report and the applicant was available to answer questions. Staff was asked if a third entrance was required, and responded that the UDC supported two points of ingress/egress as shown on the preliminary plat. The applicant provided information on water quality and storm water detention features to answer questions of Commissioners and the public. Following the discussion, a motion to approve the preliminary plat was passed (7-0) with one commissioner abstaining.

The Planning Commission staff report, locator maps, preliminary plat, and meeting minute excerpts are attached.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as roads, sewers, and water, as well as public safety and solid waste service provision. Future impacts may or may not 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: Infrastructure, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
08/18/03	Approved Preliminary Plat of Boone Prairie Subdivision (R180-03).

Suggested Council Action

Approval of "The Preliminary Plat for Boone Prairie" as recommended by the Planning and Zoning Commission.