

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
June 20, 2024**

SUMMARY

A request by Crockett Engineering (agent), on behalf of Walter T Sorrels & Dorothy M Sorrels Family Trust (owners), for approval of a 1-lot Preliminary Plat to be known as “*Central Humane Society*”. The approximately 18.62-acre subject site is located northwest of the intersection of Brown School Road and Highway 763, and includes the address 1003 E Brown School Road. A concurrent request (Case # 158-2024) seeking to permanently zone the property to M-C, subject to annexation, is also under consideration. **(This case was tabled at the Planning Commission’s June 6 meeting). (Case # 159-2024)**

DISCUSSION

The applicants are seeking approval of a 1-lot preliminary plat that would combine 5 existing parcels which total 18.62-acres. The parcels are currently in the county and zoned R-S (residential, single-family). A concurrent permanent zoning request, subject to annexation, seeks M-C (Mixed-Use Corridor) zoning across the entirety of the acreage.

The proposed, “Central Humane Society,” preliminary plat is to create 1 new lot directly northwest of the intersection of Highway 763 and Brown School Road. The plat depicts the appropriate right-of-way extension for Brown School Road and Highway 763. The site currently has points of access to both Highway 763 (right-in, right-out only, not developed) and Brown Station Road (full access). As Highway 763 is maintained by MoDOT, any future work within that right-of-way would require a permit, including but not limited to any existing access upgrades. MoDOT has indicated they do not anticipate allowing any changes in the site restricted access.

A north/south local nonresidential street is proposed to run along the western edge of the site per the CATSO Major Roadway Plan. Due to this, the applicant was required to identify the future dedication of a 33-foot half-width along the parcel’s western edge. This future dedication will help secure the right-of-way necessary for future construction of the street to local nonresidential standards.

In 2016, the parcel to the south of the subject site was preliminary platted as the Christiansen Deline Subdivision. The approved preliminary plat, contained the southern extension of the proposed north/south local non-residential street that is shown on the attached preliminary plat. These segments are also depicted on the CATSO Major Roadway Plan as aligning at Brown Station Road. However, as illustrated on the attached preliminary plat, the northern alignment of this future local non-residential street will not align with the preliminarily platted right-of-way from the Christiansen Deline Subdivision.

This condition was evaluated by staff and has been determined to be appropriate given if the streets are constructed as shown they would have greater than 125-feet of an offset for one another which would not create a point of conflict for traffic. Furthermore, the uses of land south of Brown Station and north of Smiley Lane has more intense commercial uses than the land north of Brown Station abutting this site, which is mostly residentially zoned and in the county. Having these streets offset may help segment future traffic more appropriately based on likely uses north and south of Brown Station Road and avoid use of the northern leg of the local non-residential street for cut-thru traffic.

The site is largely encumbered by a floodplain/floodway in its southeastern most quadrant. Within the floodway is a Type II stream buffer as determined by the USGS. A trail easement is to be dedicated along the west side of Cow Branch Creek where exact location will be determined at time of final platting. Finally, there is a significant portion of the site near its center/northwest corner that is presently a detention pond, according to aerial photography, and is depicted as remaining a detention pond on the preliminary plat.

The plat depicts standard 10' utility easements being located along the frontages of adjoining public right-of-way. A 12" public main exists along the eastern edge of the site. The site is currently served by city sewer along the south east portion of the site. Electric distribution is serviced by Boone Electric and facilitated on the rear of the site by a single and three phase overhead and underground lines. Any relocation of services would have a cost borne by the developer.

The site currently has three structures on it, according to aerial imagery. It is unclear what the exact uses are, but it is zoned R-S, so restricted to largely residential uses. If this site is to be platted as one lot in any district that is **not** listed within the parenthesis (M-OF, M-N, M-C, M-DT), having multiple homes on the lot would not be permissible and the lot would be non-conforming. That is to say, how this site is rezoned will inform what platting opportunities may be possible based on existing conditions. The current request of M-C, however, would yield the 1-lot site as conforming if existing conditions remained.

As the concurrent request for permanent zoning to M-C, upon annexation, is not being supported by staff it is not possible to recommend approval of this preliminary plat. This determination is based upon the fact that the land will not be considered inside the City's corporate limits, if no alternative zoning is supported by the applicant and subsequently recommended by the Commission and approved by the Council. If the Commission is supportive of the requested M-C zoning or any other zoning classification deemed appropriate and supported by the applicant as permanent zoning, the plat is technically compliant and could be recommended for approval.

The preliminary plat has been reviewed by all appropriate staff and is found to be compliant with the UDC. However, because of the nature of the permanent zoning request, staff is not supportive of the plat for procedural reasons stated above. No design adjustments are being sought by the applicants with request.

RECOMMENDATION

Deny the preliminary plat entitled "Central Humane Society".

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps
- Preliminary Plat

SITE CHARACTERISTICS

Area (acres)	18.62 acres
Topography	Sloping down to southeast
Vegetation/Landscaping	Wooded by floodplain, mostly clear otherwise
Watershed/Drainage	Cow Branch
Existing structures	3 structures presently exist on the site and are addressed 1003 E Brown School Road and 1017 E Brown School Road

HISTORY

Annexation date	COUNTY
Zoning District	R-S (residential single family)
Land Use Plan designation	Neighborhood District
Previous Subdivision/Legal Lot Status	Not a legal lot.

UTILITIES & SERVICES

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

ACCESS

Brown School Road	
Location	Southern edge of site
Major Roadway Plan	Major Arterial
CIP projects	N/A
Sidewalk	Existing on edge of site

Highway 763	
Location	Eastern edge of site
Major Roadway Plan	Major Arterial
CIP projects	N/A
Sidewalk	Existing on edge of site

Report prepared by David Kunz

Approved by Patrick Zenner