



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: March 17, 2025

Re: 1003 E. Brown School Road – Final Plat (Case #30-2025)

Executive Summary

Approval of this request will result in the consolidation of five lots into a single lot to be known as "Ewing Place, Plat No. 1". The 18.62-acre M-C zoned subject site is located northwest of the intersection of Highway 763 and East Brown School Road. The site was preliminarily platted, permanently zoned, and annexed into the City in August 2024.

Discussion

Crockett Engineering (agent), on behalf of Walter T. Sorrels and Dorothy M. Sorrels Family Trust (owner), is seeking approval of a 1-lot Final Plat to be known as "Ewing Place, Plat No. 1". The subject site contains 18.62 acres of land and is located northwest of the intersection of Highway 763 and East Brown School Road. The subject acreage is currently zoned M-C (Mixed Use - Corridor).

The plat depicts the dedication of required half-width right-of-way for East Brown School Road and Highway 763 which abut the property along its southern and eastern boundaries, respectively. The site currently has points of access to both Highway 763 (right-in, right-out only, not developed) and East Brown School 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's 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. The eastern half-width (33-feet) of this right of way has been depicted on the final plat and will be dedicated as right of way. This dedication will help secure the right-of-way necessary for the construction of a street, if needed to accommodate future development, that will serve as a "backage" road running parallel to Highway 763. The remaining 33-feet of right of way, west of the subject parcel, would be obtained at the time final platting of the lot to the west is sought. The future "backage" road is similar to White Tiger Street, south Smiley Lane west of Highway 763.

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. There is a significant portion of the site near its center/northwest corner that is presently encumbered by a detention pond. The pond is depicted as remaining per the final plat.

The plat depicts standard 10' utility easements being located along the frontages of adjoining public right-of-way. A 12" public water main exists along the eastern edge of the



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site. The site is currently served by city sewer along the southeast portion of the site. The title search was inconclusive regarding the existence of a sewer easement on the site, therefore one is being dedicated on this site on top of the existing 16' facilities at the site's southeastern corner. Electric service is provided by Boone Electric along the rear of the site and consists of both above and underground single and three phase powerlines. Any costs to relocate these services would be borne by the developer.

The final plat has been found to be compliant with the Unified Development Code, and it substantially conforms to the preliminary plat.

Locator maps and final plat 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: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Infrastructure, Tertiary Impact: Environmental Management

Legislative History

Date	Action
08/04/2024	Approved Preliminary Plat <i>Central Humane Society</i> (R139-24)
08/04/2024	Approved Annexation and Permanent Zoning to M-C (Ord. 25725)

Suggested Council Action

Approve the final plat of *Ewing Place, Plat No. 1*.