

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
May 23, 2019**

SUMMARY

A request by Crockett Engineering (agent) on behalf of Show-Me Central & Missouri Habitat for Humanity (owner) for a preliminary plat to be known as "Boone Prairie". The 50.28-acre site is zoned R-1 (One-family dwelling) and IG (industrial). The proposed development would contain 143 single family residential lots and 13 common lots used for water quality on the R-1 zoned portion of the property, and one lot presently improved with a cell tower on the IG zoned portion of the property. The site is generally located to the southeast of the intersection of US Highway 63 and Brown Station Road. **(Case #117-2019)**

DISCUSSION

The applicant is seeking approval of a 157-lot preliminary plat on approximately 50 acres. 143 lots are proposed for single-family residential use, consistent with the R-1 zoning, and one lot (#144) is an existing cell tower site on IG zoned property. 13 additional R-1 zoned lots, C1- C13, will be common areas generally used for greenspace and as bio-retention basins for water quality purposes. Lot C13 contains an existing detention basin which is anticipated to be continued in use.

This preliminary plat will allow the applicant to revise the site configuration and roadway network that was previously approved in 2004 via the Boone Prairie Plat 1 and Boone Prairie Plat 2 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 has frontage and two access points, to the west, along Brown Station Road (a major collector). Highway 63 runs along the north (no access allowed), the railroad tracks for the Colt Railroad runs to the east, and the City has an access driveway to an electric substation to the south of the property. The existing cell tower, located on Lot #144, will continue to utilize the City's access driveway for purposes of ingress/egress. The City's electric substation to the east has on-site fencing for security purposes and the driveway is not closed to public use.

Brown Station Road is an improved major collector with existing sidewalk alongside the property's frontage. The ROW varies along the site frontage from 40' to a 30 half-width from north to south. Additional ROW dedication to provide the full half-width of 40' will provide adequate ROW for the "Option B" standard for major collectors. All internal streets, as proposed, meet the standard for local residential streets (50' ROW, 28' pavement width). Sidewalks will be required on all internal streets, and 10' utility easements will be required along all public streets.

The curvilinear street pattern meets the UDC's requirement for the lengths of blocks, the number of lots receiving access from each street, and the overall connectivity index for the proposed development (1.8) meet the requirements of the UDC (≥ 1.65). Direct driveway access to Brown Station Road is not permitted and no lots have been shown with direct access.

A mix of zoning exists in the area, including industrial to the south and east, residential (single and multiple family) to the west, and small pockets of agriculture in all four directions. The property is to the east of Blue Ridge Elementary, and is roughly ½ mile to the east of Albert Oakland Park. As such, 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. There is one significant tree 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.

The common lots (C1-C13) will be dedicated to the homeowner's association and will be used for greenspace, amenities, and/or stormwater facilities. There is also an existing stormwater detention basin on the northern extent of the site. Electric, water and sanitary sewer service will provided by the City of Columbia.

The proposed preliminary plat has been reviewed by internal and external staff and found to meet all requirements of the Unified Development Code.

RECOMMENDATION

Approval of the Preliminary Plat for Boone Prairie.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Preliminary plat

SITE CHARACTERISTICS

Area (acres)	50.28
Topography	Flat
Vegetation/Landscaping	Cleared
Watershed/Drainage	Bear Creek
Existing structures	Existing cell tower

HISTORY

Annexation date	1969
Zoning District	R-1; IG
Land Use Plan designation	Employment District
Previous Subdivision/Legal Lot Status	Platted previously under Boone Prairie Plat 1 and Boone Prairie Plat 2

UTILITIES & SERVICES

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

ACCESS

Brown Station Road	
Location	East side of site
Major Roadway Plan	Neighborhood Collector (Improved & City maintained).
CIP projects	None
Sidewalk	Existing on Brown Station Road., required on internal streets.

PARKS & RECREATION

Neighborhood Parks	½ east of Albert Oakland Park
Trails Plan	West of the proposed Colt RR Trail
Bicycle/Pedestrian Plan	None.

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 April 30, 2019.

Public information meeting recap	Number of attendees: 1 (including applicant) Comments/concerns: None
Notified neighborhood association(s)	The Oaks and Mexico Grave Neighborhood Associations
Correspondence received	None.

Report prepared by Rachel Bacon

Approved by Patrick Zenner