



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 7, 2018

Re: 840 N. Strawn Road- Final Plat (Case #18-48)

Executive Summary

Approval will result in the creation of a two-lot final plat, to be known as "Strawn Road Subdivision" on previously unplatted property owned by the City of Columbia.

Discussion

The City of Columbia (owner) requests to subdivide approximately 47 acres of recently donated land into a 2-lot final plat. The property (including a vacant house) was accepted by the City Council on March 20, 2017. At its October 16, 2017 meeting, Council directed staff to prepare the final plat and an annexation petition. The annexation request (Case #18-47) is being considered concurrently with this final plat and seeks assignment of R-1 (Single Family) zoning upon annexation.

The intent of the plat is to dedicate the right-of-way for the future extension of Scott Boulevard, and create two lots for potential future development by the City or others. It should be noted that no preliminary plat or public infrastructure plans (which typically accompany final plats) have been prepared as is required of similar non-City developments. Developers of property rely on Council's preliminary plat approvals to proceed with infrastructure plans and final plats; in this case the city is in the developer role and Council has directed that a two-lot subdivision be prepared. Because this property is currently under the control of the City and is not proposed for immediate development, outstanding issues/standards can be addressed as part of a subsequent platting action or become a condition associated with a development permit issuance.

The proposed dedication of right of way for Scott Boulevard is consistent with the 2011 Scott Boulevard Access Justification Study (AJR). The study shows the general alignment of the future extension of Scott Boulevard and associated interchange improvements crossing the property. The interchange will allow direct access from Scott Boulevard onto I-70 at Sorrel's Overpass Drive.

The plat identifies the floodplain/floodway and establishes the required stream buffer for Harmony Creek which traverses the site along its eastern and southern boundaries. Typically tree preservation would be addressed as part of the preliminary platting procedure; however, since a preliminary plat was not prepared for this development the City's Arborist has identified these areas on the attached two-page graphical depiction entitled "Strawn Road Subdivision Tree Preservation Plan".



City of Columbia

701 East Broadway, Columbia, Missouri 65201

The purpose for providing these graphics was to establish the location of these natural features and ensure that any future user of the lots was aware of their presence. Page two of the graphics shows the required 25% climax forest area that must be retained per the UDC which also stipulates that tree preservation areas are to be maintained on a common lot for preservation, and/or under an irrevocable conservation easement.

The final plat does not shown tree preservation area within a common lot or a preservation easement. Given this property is currently under the control of the City and is not proposed for immediate development, the platting of a common lot or establishment of the preservation easement could be addressed as the City identifies its future intentions with the property. Should additional division of the property be sought, the required preservation areas could be part of that platting action or future permit issuance could be conditioned upon establishment of appropriate easements protecting these features.

At the October 16, 2017 meeting, Council directed additional public input regarding the future development and use of the property. In addressing Council's directive, staff held multiple public information meetings concurrently with Case #18-47. The public input process and comments received are summarized in and attached to the concurrent annexation and rezoning Council memo.

As with the issue of tree preservation, given this property is currently under the control of the City and is not proposed for immediate development, construction plans and other elements may be addressed as the City moves forward in establishing its intentions for the property, and final uses and users have been identified. The design and construction of the proposed roadway infrastructure and utilities may be a joint effort of the City and subsequent property user. Identification of the right-of-way as part of this platting action ensures that such area is reserved for the planned transportation improvements without being compromised by development of structures or uses within it.

The proposed plat has been reviewed by internal and external agencies. With the exceptions of the aforementioned tree preservation, preliminary plat, and infrastructure plan requirements, the plat meets all applicable UDC standards and is supported for approval with the understanding that tree preservation and infrastructure plans will be required for future development proposals.

The Planning and Zoning Commission considered this request at their March 8, 2018 meeting. One member of the public, representing the Central Missouri Humane Society, spoke in support of the annexation and subdivision. No other public comment was received. Following the public and Commissioner comments and questions of staff, the Commission voted (9-0) to recommend approval of the final plat as submitted without the preservation area being included on the plat, but submitted as separate graphic exhibits.

The Planning and Zoning Commission staff report, locator maps, final plat, graphic exhibits, and meeting minutes 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 and sewers, as well as public safety and solid waste service provision. Future roadway improvements may be at the expense of the City or the responsibility of developers under development agreement(s). Future impacts may or may not be offset by increased user fees, 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: Land Use & Growth Management, Secondary Impact: Infrastructure, Tertiary Impact: Livable & Sustainable Communities

Legislative History

Date	Action
04/16/2018	R51-18 – Set annexation public hearing
10/16/2017	REP80-17 - Council Directs Staff to Prepare a 2-Lot Plat and Annexation and Permanent Zoning Request
03/20/2017	B83-17- Authorizing a charitable contribution agreement with the Larry W. Potterfield Revocable Trust for the donation of approximately 47 acres of property located at 840 N. Strawn Road

Suggested Council Action

Approve the proposed final plat to be known as “Strawn Road Subdivision” as recommended by the Planning and Zoning Commission.