

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
August 6, 2020**

SUMMARY

A request by McClure Engineering (agent), on behalf of Boone Electric Cooperative (owner), for a one-lot final minor subdivision plat and design adjustments from Section 29-5.1 of the Unified Development Code relating to requests for an alternative location for the required utility easement on State Route 763 (Range Line Street) and to allow a structure (driveway) to be built over lot lines. The "Boone Electric Plat 2" includes approximately 19.22 acres of land located on the west side of Range Line Street, north of the Business Loop 70 and south of I-70 and is addressed as 1413 Range Line Street. The plat is desired to facilitate improvements to the Boone Electric Campus in accordance with their master plan. **(Case #135-2020)**

DISCUSSION

The applicant is seeking a one-lot final plat to bestow legal lot status on the approximately 19-acre parcel which houses the main Boone Electric campus/headquarters, parking, and axillary structures. The request is to facilitate improvements to the campus in accordance with the Boone Electric Headquarters project website: <https://www.booneelectric.coop/future-building>. The property is zoned IG (Industrial) which permits the public utility use and multiple structures on the lot.

Legal lot status will permit the issuance of building permits for improvements to the site, which include demolishing and rebuilding the 1952-built portion of the main structure at 1413 Range Line Street, and reroofing and renovating other buildings on the site, according to the project website. There are also plans to provide better internal connectivity via a newly constructed driveway to the south of the main building which is the subject of the design adjustment dealing with a structure (i.e. driveway/parking area) over a lot-line. Boone Electric's desire to protect the large tree on the Range Line frontage, which is used as a decoratively lit "Magic Tree" during the holiday, is the subject of the alternative utility easement design adjustment. These design adjustments are discussed in detail below.

Platting the property requires additional right of way (ROW) dedication along Range Line Street and N. Seventh Street, as well as the dedication of utility easements. Specifically, the plat dedicates 15' of additional ROW on Range Line and 5' on N. Seventh Street. Required 10' utility easements will be dedicated along the Range Line and N. Seventh Street frontages except in the vicinity of the large tree which is the subject of the design adjustment explained in detail below. Also shown on the plat is the dedication of a generally 10' wide utility easement along the southern lot line in anticipation of future utility extension needs. This easement neckdowns to accommodate two existing buildings to a minimum width of 6.3' and 6.7', respectively. The plat also reflects existing utility, storm, and drainage easements previously recorded on the property.

Sidewalks are also required to be built along the roadway frontages within the ROW as a condition of the platting action. The applicant has been in discussion with MoDOT (as Range Line Street is a MoDOT roadway in this area) in regards to the design of the sidewalks and ADA considerations as the sidewalk along that frontage will cross the existing driveway.

In general, the plat will bestow legal lot status to permit new construction in the future. The establishment of the lot will not create development that is out of character with the surrounding area, and will help to carry out Boone Electric Cooperative's master planning efforts and public utility provision services to their customers. Staff finds that the requested plat will not eliminate any restrictions that have been relied upon by neighbors, is properly served by existing utilities, and will not be detrimental to the neighborhood.

DESIGN ADJUSTMENTS

Section 29-5.2(b)(9) of the UDC includes the criteria for considering design adjustments to Section 29-5.1 (Subdivision Standards) of the UDC. The Director and Commission may recommend approval of a design adjustment if it determines that the criteria for granting such adjustment have been met.

Design Adjustment from Section 29-5.1(g)(4) Public Improvements, Utilities

The applicant is requesting approval to relocate a portion of the required Range Line Street 10' utility easement to a location that is not adjacent to the street ROW as required by the Code. The requested deviation is in the vicinity of the large tree used for public functions on the Range Line Street frontage. The plat reflects the location of the tree and a jog of the utility easement around the tree only. The location of the remaining required utility easements are adjacent to the back of the ROW and meet UDC requirements.

Correspondence from the applicant indicates a desire to provide the required utility easement, but also a desire to protect the health of the tree. Staff has reviewed the request and has no concerns with the alternative location. The additional dedication of the required ROW along Range Line Street provides area for the placement of future utility needs. Furthermore, the request is narrowly tailored to an existing condition/unique site feature. It should be noted that the tree is seen as a heritage amenity to the Cooperative, the public, and provides aesthetic appeal, cultural significance as well as provides practical benefits such as shade for those traveling along sidewalk.

Additionally, the request is found to be consistent with the Columbia Imagined Comprehensive Plan, including goals for Livable and Sustainable Communities and the Environmental Management section's goals for tree preservation.

Design Adjustment from Section 29-5.1(f)(3) of the UDC (A Structure (Driveway) Crossing Lot Lines)

Per UDC Section 29-5.1(f)(3), no structure may be constructed across a lot line. The applicant has provided an illustrative plan (attached to the design adjustment request form for this request) which would connect several buildings on the campus via an internal driveway (which is a structure). This driveway is anticipated to cross the southern lot line of subject property with the two lots immediately to the south. All three lots are owned by Boone Electric and the driveway, as proposed, is intended to enhance the overall connectivity and accessibility within the site, according to the applicant.

There are no buildings proposed to cross the southern lot line of the subject site – only driveway connections. If future building construction is proposed over the southern property line onto the adjoining lots the applicant would be required to prepare a consolidation plat. Approval of the requested design adjustment is only to waive the prohibition of building the driveway (i.e. a structure) over the property line not an actual building.

Upon review of the design adjustment worksheet, staff concurs with the applicant's findings and supports the request. The requested location of the driveway is reasonably located to promote internal site connectivity within a multi-building campus. Allowing a lot line over the parking lot does not appear to be detrimental to the site, or in conflict with the standards for granting a design adjustment.

CONCLUSION

Upon review of the requested design adjustments, staff has concluded that the circumstances surrounding the requests are appropriate and appear to meet the criteria established for design adjustment approval.

The proposed final plat has been reviewed by staff and aside from the requested design adjustments meets all requirements of the Unified Development Code.

RECOMMENDATION

The following recommendations are provided:

1. Approval of the design adjustment from Section 29-5.1(g)(4) to permit an alternative location for the required dedication of a 10' utility easement on a portion of Range Line Street in the vicinity of the large tree as reflected on the plat.
2. Approval of the design adjustment from Section 29-5.1(f)(3) to permit a structure (i.e. driveway) be built over a lot line on the southern boundary of the lot.
3. Approval of the final plat for *Boone Electric Plat 2*.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Final Plat
- Design Adjustment Worksheets

SITE CHARACTERISTICS

Area (acres)	19.22
Topography	Flat
Vegetation/Landscaping	Turf and landscaping
Watershed/Drainage	Perche Creek
Existing structures	Developed with multiple structures, a solar field, and parking and paved areas

HISTORY

Annexation date	1906
Zoning District	IG
Land Use Plan designation	Commercial
Previous Subdivision/Legal Lot Status	Not a legal lot

UTILITIES & SERVICES

All utilities and services provided by the City of Columbia.

Range Line Street	
Location	East Side
Major Roadway Plan	Major Arterial (55-foot ROW required, dedicating required additional ROW)
CIP projects	N/A
Sidewalk	Required

N. Seventh Street	
Location	Along the West side of property
Major Roadway Plan	Local non-residential (50-foot ROW required; dedicating additional ROW)
CIP projects	None
Sidewalk	Required

PARKS & RECREATION

Neighborhood Parks	Approximately .4 miles to the north from Field Park
Trails Plan	Approximately .5 miles from the proposed, primary 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 via two advanced notification postcards which were mailed on June 22 and July 10, 2020. **23** postcards and property owner letters were sent.

Public Notification Responses	One inquiry from the general manager of Midwest Petroleum for more information Comments/concerns: None.
Notified neighborhood association(s)	North Central Columbia and NCCNA/Show Factory District Neighborhood Associations
Correspondence received	Inquiry from Midwest Petroleum only, with follow up that they had reviewed the Boone Electric Master Plan on the Boone Electric webpage.

Report prepared by Rachel Bacon

Approved by Patrick Zenner