



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 4, 2022

Re: MFL Golf - Preliminary Plat (Case #80-2022)

Executive Summary

Approval of this request will authorize the creation of a 2-lot preliminary plat to be known as the "MFL Golf Plat" and reestablishment of future right of way for an extension of Van Horn Tavern Road through the property.

Discussion

Crockett Engineering (agent), on behalf of MFL Golf, LLC (owners), is seeking approval of a 2-lot preliminary plat and reestablish of the right of way for Van Horn Tavern Road through the property in advance of proposed future expansion of the MFL Golf facilities. The preliminary plat is necessitated by the need to obtain "legal lot" status in advance of future building permit issuance and the two-lot arrangement is the result of the provision of the relocated Van Horn Tavern right-of-way depicted on the plat.

The property was annexed into the City in 2021 at the request of the applicants, in order to secure sewer service. The property was zoned O (Open Space) and M-N (Mixed-Use Neighborhood) upon annexation. A conditional use permit was also granted, legitimizing the existing outdoor recreation facility for continued operation in the City. It was previously authorized under Boone County REC (Recreation) zoning.

Existing Van Horn Tavern Road enters the center of the property from the west and historically ended at its intersection with I-70, near the northeast corner of the subject tract. Prior to the construction of I-70, the road crossed Perche Creek in this location and tied to what was then Hwy. 40. In 1999, MoDOT vacated the portion of Van Horn Tavern Road as it traversed the MFL Golf property; however, the CATSO Major Roadway Plan retained a major collector roadway connection tying the roadway back to I-70 Drive SW across Perche Creek.

At the time of annexation and zoning, the issue of platting was discussed to facilitate "legal lot" status for the acreage. The attached preliminary plat and future alignment of Van Horn Tavern Road have been reviewed by internal staff. The location and size of the future right of way have been found to be consistent with the CATSO Major Roadway Plan's designation.

The proposed 66-foot wide right of way includes the current access into the site which crosses an aging bridge structure. To ensure issues associated with right of dedication, construction, and maintenance of roadway improvements within this right of way corridor are appropriately addressed, a special provision (Section) within the approving resolution



City of Columbia

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accompanying this plat has been proposed which stipulates that the property owner will enter into a development agreement outlining conditions associated with these matters. The development agreement would be presented concurrently with a request for final plat approval.

The Planning and Zoning Commission considered this request at their February 24 meeting. Staff presented its report and the applicant's representatives gave an overview of the request. A representative of the property owner to the south spoke regarding concerns about access to the adjoining property that had relied on access to vacated Van Horn Tavern Road. The speaker asked that the issue be addressed during any future subdivision of the property via dedication of additional ROW or easements on the final plat. City Legal was consulted regarding the matter and informed the Commission that the concerns expressed were private matter and best resolved between the disputing parties. Following limited further discussion, a motion to approve the preliminary plat passed (8-0).

The Planning Commission staff report, locator maps, preliminary plat (dated 3/2/22), and meeting minute excerpts 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 and would be subject to payment of all applicable connection fees for city services.

Long-Term Impact: Public infrastructure maintenance such as roads, sewers, and water, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Mobility, Connectivity, and Accessibility, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Not Applicable

Legislative History

Date	Action
10/18/2021	Ord. 024793 – Approved CUP permitting outdoor recreation/entertainment on the property.
10/4/2021	Ord. 024792 – Approved annexation & permanent zoning of the property.

Suggested Council Action

Approval of the, "MFL Golf Plat," Preliminary Plat as recommended by the Planning & Zoning Commission.