



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 8, 2020

Re: Boone Electric Plat 2 – Final Minor Subdivision Plat (Case # 135-2020)

Executive Summary

Approval of this request will bestow legal lot status on a one-lot subdivision of 19.22-acres to be known as “Boone Electric Plat 2”. This plat is being considered concurrently with two design adjustments from Section 29-5.1 of the UDC and is desired to facilitate improvements to the Boone Electric Campus in accordance with their master plan.

Discussion

McClure Engineering (agent), on behalf of Boone Electric Cooperative (owner), is seeking approval of a one-lot final minor subdivision plat and two design adjustments for property located on the west side of Range Line Street, north of the Business Loop 70 and south of I-70, addressed as 1413 Range Line Street. The design adjustment requests are from Section 29-5.1 of the Unified Development Code and relate 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 design adjustments are presented for concurrent review under separate cover on the Council's September 8 agenda.

The desired plat will 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 permit issuance of building permits associated with future 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.

The plat dedicates required additional right of way (ROW) for Range Line Street and N. Seventh Street as well as required utility easements. Specifically, 15' of additional ROW on Range Line and 5' on N. Seventh Street will be dedicated. The required 10' utility easements on the Range Line and N. Seventh Street frontages in the standard location (back of right of way) except in the vicinity of the large tree along the Range Line frontage as discussed in the concurrent design adjustment request. The 10' utility easement is proposed to be in an alternative location wrapping around the west side of the tree further away from the standard location.

Also shown on the plat is the dedication of a generally 10' wide utility easement along the southern lot line subject site in anticipation of future utility extension needs. This easement reduces in width 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.



Additionally, as part of the site's future development sidewalks will be required to be built along all roadway frontages within the dedicated right of way. Due to the additional 15' of Range Line right of way dedication, the placement of the sidewalk along this frontage may compromise the health of the existing tree as shown on the plat. 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 sidewalk in efforts to limit potential root damage and to ensure all ADA requirements are met along the frontage as the future installation will cross the existing Boone Electric Campus driveways.

The Planning and Zoning Commission considered this request at their August 6, 2020 meeting as part of its review of the plat. Staff presented its report and the applicant gave an overview of the request. No member of the public spoke during the public hearing. Following limited discussion, a motion to approve the plat and both requested design adjustments passed (8-0).

The Planning Commission staff report, locator maps, design adjustment worksheets, final plat, and meeting minute excerpts are attached.

Fiscal Impact

Short-Term Impact: N/A

Long-Term Impact: N/A

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: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
NA	NA

Suggested Council Action

Approve the final plat *Boone Electric Plat 2* by the Planning and Zoning Commission.