

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
May 20, 2021**

SUMMARY

A request by A Civil Group (agent), on behalf of Plumrose USA, Inc. (owner), for a one-lot final minor plat consisting of two parcels. The 80.77-acre site is zoned IG (Industrial), located on the east frontage of Paris Road approximately 1-mile northeast of the Paris Road and US 63 interchange, and commonly addressed 5008 Paris Road. **(Case # 142-2021)**

DISCUSSION

The applicant is seeking approval of a one-lot final minor plat to be known as *Plumrose Usa, Inc.*. The subject site contains six existing structures including a farmhouse and other farm-related accessory structures. The intent is to demolish the existing structures and develop the site with a ~325,000 square Italian meats facility. The 80.77-acre site is located approximately 1-mile northeast of the Paris Road and US 63 Interchange and is commonly addressed 5008 Paris Road.

The terrain largely consists of flat ridgetops with a few gentle spurs where the site's natural drainage features have combined to form an intermittent stream that flows toward Hinkson Creek south of the site. This stream is shown on the attached Land Analysis Map and is overlaid with a 100' wide Type II Stream Buffer as is consistent with City Code. The eastern portion of this site contains two draws that descend into an adjacent off-site pond. Both of these features are wooded hillsides that contain 18.8-acres of Climax Forest. Two man-made ponds have been removed from the site. The remaining majority of the site, 51-acres, is flat and appears to have been used for haying and agricultural purposes for several decades.

A future major collector is shown on the CATSO Major Roadway Plan (MRP) along the property's southwest property line. As required by the UDC, the 33' of required half-width right-of-way is being dedicated on this plat to accommodate the future roadway. A 30' corner truncation is dedicated where the future road intersects Paris Road. Standard 10' utility easements are being dedicated as well. Sidewalk is existing along Paris Road which needs no additional right-of-way.

Per an agreement with the City, Swift Foods will be required to dedicate a sewer easement to accommodate a future sewer extension that will be constructed at a later date to serve adjoining property. Typically, such easements are shown at the time of final plat approval; however, given the alignment of the sewer extension has not been finalized the easement will be provided via separate easement dedication documents. The site is served by all other City utilities and requires no other public utility infrastructure expansion at this time.

The proposed final plat has been reviewed by staff and it meets all requirements of the Unified Development Code.

RECOMMENDATION

Approve the requested final minor plat of *Plumrose Usa, Inc.* subject to technical corrections (i.e. corner truncation and technical surveying matters).

SUPPORTING DOCUMENTS (ATTACHED)

- 1) Locator Maps
- 2) Land Analysis Map
- 3) Final Plat

SITE CHARACTERISTICS

Area (acres)	80.77
Topography	Mostly flat ridgetops and gentle spurs.
Vegetation/Landscaping	Hay field with two wooded hillsides.
Watershed/Drainage	Bear Creek (11.39-acres) & Hinkson Creek (69.38-acres)
Existing structures	Six – One house and several farm-related structures.

HISTORY

Annexation date	1969
Zoning District	IG
Land Use Plan designation	Employment
Previous Subdivision/Legal Lot Status	None (unplatted)

UTILITIES & SERVICES

Site is fully served by City of Columbia utilities and services.

ACCESS

Paris Road	
Location	West
Major Roadway Plan	Minor Arterial
CIP projects	CIP #2215 - Route B Improvements (Road Safety Audit w/ Vision 0)
Sidewalk	Existing

PARKS & RECREATION

Neighborhood Parks	Brown Station Park (1/4 mile SW), Smith Park (1/2 mile NW)
Trails Plan	Proposed Secondary Trail - Colt RR Trail (750' NW)
Bicycle/Pedestrian Plan	Route B is a key roadway to bike/ped connectivity

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 this pending request via advanced notice on April 23, 2021. Nine postcards were distributed.

Public information meeting recap	Number of attendees: N/A (No meeting held due to COVID-19) Comments/concerns: N/A
Notified neighborhood association(s)	N/a
Correspondence received	None.

Report prepared by Brad Kelley

Approved by Patrick Zenner