

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
March 10, 2022**

**SUMMARY**

A request by McClure Engineering (agent), on behalf of Fike Properties, LLC (owner), for approval of a one-lot final plat to be known as 'Fike Properties Plat 1'. The 5.34-acre property contains two parcels and is located approximately 700' east of Route 763 on the north frontage of E Prathersville Road. **(Case # 93-2022)**

**DISCUSSION**

The applicant is seeking approval of a one-lot final minor plat to be known as *Fike Properties Plat 1*. The intent is to develop the unimproved site with a ~17,000 square foot warehouse facility for Heartland Stone. The 5.34-acre site is located approximately 700' east of Route 763 on the north frontage of E Prathersville Road. A request for permanent zoning of IG, upon annexation, is being heard concurrently under Case # 92-2022

The subject site is generally flat with exception of the Cow Branch stream that flows southward, underneath Prathersville Road. The stream corridor is wooded and is overlaid with a Type II Stream Buffer as is consistent with City Code. Part of the 100' stream buffer would extend eastward beyond the subject site. There are no significant trees on site. The majority of the site contains moderate ground cover of brush and a variety of flora species including exotic and invasive species.

The site fronts Prathersville Road which is a major collector on the CATSO Major Roadway Plan (MRP). As required by the UDC, the 33' of required half-width right-of-way is being dedicated on this plat. Standard 10' utility easements are being dedicated as well. Sidewalk does not exist at this time and will be required to be built by the developer.

Water would be provided by the City of Columbia. The site would become a customer of City sewer subject to approval from BCRSD allowing the developer to tap into BCRSD facilities. Electric would be provided by Boone Electric. Fire protection services would be jointly provided by the City and County. No other public utility infrastructure expansion is required at this time.

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

**RECOMMENDATION**

Approval of the 'Fike Properties Plat 1' Final Plat subject to technical corrections

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator Maps
- Final Plat

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	5.31
<b>Topography</b>	Generally flat, minor slope near drainage feature
<b>Vegetation/Landscaping</b>	No significant trees, tree coverage on northeast part of site,
<b>Watershed/Drainage</b>	Cow Branch
<b>Existing structures</b>	None

**HISTORY**

<b>Annexation date</b>	N/A; Currently requesting annexation
<b>Zoning District</b>	Concurrent request for IG
<b>Land Use Plan designation</b>	Employment/Neighborhood
<b>Previous Subdivision/Legal Lot Status</b>	Unplatted tract

**UTILITIES & SERVICES**

<b>Sanitary Sewer</b>	City of Columbia
<b>Water</b>	City of Columbia
<b>Fire Protection</b>	BCFPD/City of Columbia
<b>Electric</b>	Boone Electric

**ACCESS**

<b>Prathersville Road</b>	
<b>Location</b>	South
<b>Major Roadway Plan</b>	Major Collector
<b>CIP projects</b>	None
<b>Sidewalk</b>	None; Required with development

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	None
<b>Trails Plan</b>	None
<b>Bicycle/Pedestrian Plan</b>	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 an advanced notification postcard which was mailed on February 11, 2022. 15 postcards were sent.

<b>Public Notification Responses</b>	None
<b>Notified neighborhood association(s)</b>	None
<b>Correspondence received</b>	None

Report prepared by Brad Kelley

Approved by Patrick Zenner