

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
February 22, 2024**

SUMMARY

A request by Crockett Engineering Consultants (agent), on behalf of Medicinal Properties LLC (owner), for approval of a 2-lot final minor plat of M-N (Mixed Use - Neighborhood) zoned property, to be known as "*Brushwood Lake, Plat No. 1*". The 10.35-acre subject site is located northwest of the intersection of Scott Boulevard & S. Brushwood Lake Road. **(Case #60-2024)**

DISCUSSION

The applicants are seeking approval of a 2-lot final minor plat of 10.35-acres currently zoned M-N (Mixed-use Neighborhood). The site is currently vacant and is proposed to be developed featuring a restaurant, brewery production facility, and outdoor pickle-ball courts, all falling under the Class 1 Artisan Industry designation.

In October 2023, the applicant requested a concept review to discuss the potential platting and development of the property (Case # 04-2024). The property is split by S. Brushwood Lake Road, with the proposed development intended for the northern portion. The southern portion is presently encumbered by a stormwater detention area, rendering it unsuitable for development. Staff recommended that both portions of the parcel be included in the final plat since they had not been previously platted.

In September 2018, the subject site received approval for annexation and permanent zoning to the M-N district per Ordinance No. 023658 (Case # 18-146). During this approval process, it was acknowledged that platting would be necessary at a later date to confer "legal lot" status upon it. Furthermore, this platting action would entail identifying all stream buffers and dedicating right-of-way, which is currently depicted on the proposed final plat. Additionally, a FEMA Letter of Map Revision (LOMR) had been received, delineating the floodplain designation affecting the property. This revised boundary is currently indicated on the proposed final plat as well.

According to sec. 29-2.3 (d) (14) (i) of the Unified Development Code (UDC), development within the floodway will require the submission of a "no-rise" certification. It's important to highlight that the applicant has taken this into consideration in their conceptual proposal for the property's development during the October 2023 review. Consequently, all proposed development will be situated outside of this area. Given that the property is located within the floodplain overlay (FP-O), the submission of a floodplain permit will be required when applying for a building permit.

Considering the intended use of the property, a traffic study was expected to be necessary upon application for a building permit. However, a traffic generation analysis was submitted to the City's Traffic Engineer, demonstrating that the proposed site would generate fewer than 100 trips during peak hours. This analysis met the requirements, eliminating the need for a traffic study for the development.

S. Brushwood Lake Road is identified as a neighborhood collector on the CATSO Major Roadway Plan which requires a 60' right-of-way. A standard 10' utility easement is being dedicated across this street frontage. An existing 30' electric easement on the northern portion and a 20' sewer easement traverse the site through the floodplain. Extension of electric facilities to newly created lots are available; however, domestic level voltages for temporary and permanent power is unavailable at this time given current transformer shortages. A water main extension will be required as well to serve the property. The existing 36" and 24" pipes on the site are not available for connection. The 24" main at the

northeast corner of the property shall remain protected and maintainable following development. Aside from the described watermain connection limitations, the site is served by all City utilities and requires no other public utility infrastructure expansion at this time.

The proposed final plat has been reviewed by staff and, with exceptions to minor technical corrections relating to surveyor labels and notation; it meets all requirements of the Unified Development Code.

RECOMMENDATION

Approve the final minor plat to be known as *Brushwood Lake, Plat No. 1* subject to technical corrections.

SUPPORTING DOCUMENTS (ATTACHED)

- 1) Locator Maps
- 2) Final Plat

SITE CHARACTERISTICS

Area (acres)	10.35
Topography	Irregular, gentle slope towards perimeter and east of northern portion, gentle slope towards northeast of southern portion
Vegetation/Landscaping	Northern portion contains shrubs and is slightly wooded along north and west perimeter, southern portion is wooded and contains a storm water detention area
Watershed/Drainage	Mill Creek
Existing structures	Vacant

HISTORY

Annexation date	2018
Zoning District	M-N (Mixed Use – Neighborhood)
Land Use Plan designation	Open Space / Greenbelt, Neighborhood
Previous Subdivision/Legal Lot Status	Not a legal lot – unplatted

UTILITIES & SERVICES

All utilities and services provided by the City of Columbia.

ACCESS

S. Brushwood Lake Road	
Location	South
Major Roadway Plan	Existing Neighborhood Collector
CIP projects	None
Sidewalk	Required

PARKS & RECREATION

Neighborhood Parks	MKT Nature and Fitness Trail, MKT Trail - Scott Boulevard Access, Jay Dix Station
Trails Plan	MKT Connector, MKT Trail
Bicycle/Pedestrian Plan	Pedway along Scott Boulevard

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 public information postcards on February 12th, 2024 of the pending action.

Notified neighborhood association(s)	Copperstone
Correspondence received	None

Report prepared by Kiaan Ahamed

Approved by Patrick Zenner