

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
March 23, 2023**

SUMMARY

A request by Crockett Engineering (agent), on behalf of The John E. Gerau Trust (owner), for approval of a 1-lot final plat to be known as, "Gerau Farms, Plat No. 1". The subject 9.83-acre tract is located at 5600 Mexico Gravel Road and was recently annexed into the City and assigned R-1 (One-Family Dwelling) zoning. **(Case 107-2023)**

DISCUSSION

The applicant is requesting approval of a final minor plat for a 9.83-acre property located at 5600 Mexico Gravel Road. The property is currently vacant, with the exception of some temporary storage containers, and is generally wooded with sparse open areas. The property was recently annexed into the City's corporate limits, at which time it was permanently zoned R-1 (One-Family Dwelling).

The subject parcel has frontage on Mexico Gravel Road across its entire northern boundary. Mexico Gravel Road is classified as a major arterial which requires a minimum 106-feet of right of way. The current width is substandard; therefore, the plat depicts an additional 39-feet (+/-) of right-of-way being dedicated to reach the required 53-foot half-width along the site's frontage. Following this dedication the subject lot will contain 9.79 acres. The standard 10-foot utility easement is also provided adjacent to the Mexico Gravel Road frontage, providing access to all necessary utilities.

The subject plat has been reviewed by both internal staff and external agencies. The plat, with the exception of minor technical corrections (i.e. City surveyor comments), is compliant with all aspects of the subdivision requirements of the UDC.

RECOMMENDATION

Approval of, "Gerau Farms, Plat No. 1," pursuant to minor technical corrections.

ATTACHMENTS

- Locator Maps
- Final Plat

SITE CHARACTERISTICS

Area (acres)	9.83 acres
Topography	Gently sloping to the south
Vegetation/Landscaping	Generally wooded
Watershed/Drainage	Perche Creek
Existing structures	None (Shipping containers near NE corner of property)

HISTORY

Annexation date	2022
Zoning District	R-1 (One-Family Residential)
Land Use Plan designation	Neighborhood District
Previous Subdivision/Legal Lot Status	Survey tract

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	City of Columbia
Fire Protection	City of Columbia
Electric	Boone Electric

ACCESS

Mexico Gravel Road / Highway PP	
Location	North side of parcel
Major Roadway Plan	Major Arterial
CIP projects	None
Sidewalk	None installed. Would require installation as part of site development

PARKS & RECREATION

Neighborhood Parks	Indian Hills Park
Trails Plan	Indian Hills Trail
Bicycle/Pedestrian Plan	N/A

Report prepared by Rusty Palmer

Approved by Patrick Zenner