

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
February 24, 2022**

**SUMMARY**

A request by Crockett Engineering (agent), on behalf of MFL Golf, LLC (owners), for approval of a 2-lot preliminary plat to be known as, "MFL Golf, LLC, Plat." The 121.22-acre parcel is located at the eastern terminus of Van Horn Tavern Road. The purpose of the plat is to relocate and establish right of way for Van Horn Tavern Road and confer legal lot status to the proposed two lots upon recording of a subsequent final plat. **(Case 80-2022)**

**DISCUSSION**

The applicant is seeking approval of a two-lot preliminary plat to be known as the, *MFL Golf, LLC Plat*, on their 121.22-acre site, which currently is improved with a golf course, driving range, and an outdoor entertainment facility. Van Horn Tavern Road is the only point of access for the subject tract, entering the property from the west. The subject tract was previously zoned for recreational uses (REC) in the County.

In mid-2021 the applicants sought annexation into the City to secure sewer service, which was approved by City Council last August. At that time the property was permanently zoned O (Open Space District) and M-N (Mixed-Use Neighborhood District). Roughly 6 acres surrounding the clubhouse was zoned M-N to permit the continuation of the commercial activities that exist on the property, such as retail sales of golf equipment, concessions, and ticketing operations. The remainder of the property was zoned O. The applicants also secured a conditional use permit in October 2021 to legitimize the existing outdoor recreation and entertainment facility.

Van Horn Tavern Road historically entered the property from the west, and extended across the property to its northeast corner, where it crossed Perche Creek. With construction of Interstate 70, the Van Horn crossing was no longer necessary. The 1956 aerial of the parcel shows Van Horn terminating in an intersection with I-70 in this location. The intersection was later closed and the portion of Van Horn, lying across the subject tract was subsequently vacated by MoDOT in 1999.

Despite the vacation, this section of Van Horn is classified as a major collector on the CATSO Major Roadway Plan, and a future connection is planned across Perche Creek to the west end of I-70 Drive Southwest. In accordance with the CATSO Plan and Section 29-5.1(g) (*Public Improvements*), the proposed extension of Van Horn must be provided. The applicants have provided for a 66-foot right-of-way entering the property in its original location, then turning to the north and back east again crossing the tract adjacent to the I-70 right-of-way. Staff has reviewed this design and approves the alignment.

This request has been reviewed by both internal and external agencies and has been found to be consistent with the UDC with the exception of minor technical corrections. Prior to forwarding this plat to Council all technical corrections will need to be addressed.

**RECOMMENDATION**

Approve the preliminary plat, *MFL Golf, LLC Plat*, subject to minor technical corrections.

**SUPPORTING DOCUMENTS (ATTACHED)**

- 1) Locator Maps
- 2) Preliminary Plat

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	121.22
<b>Topography</b>	Generally flat, sloping to the east (Perche Creek)
<b>Vegetation/Landscaping</b>	Turf, landscaping, wooded at property edges
<b>Watershed/Drainage</b>	Perche Creek
<b>Existing structures</b>	Clubhouse & outdoor recreation facility on south side of existing Van Horn Tavern Road

**HISTORY**

<b>Annexation date</b>	2021
<b>Zoning District</b>	M-N & O
<b>Land Use Plan designation</b>	Open Space
<b>Legal Lot Status</b>	Surveyed Tracts, not a legal lot

**UTILITIES & SERVICES**

<b>Sewer</b>	City of Columbia
<b>Electric</b>	Boone Electric
<b>Water</b>	Consolidated Water
<b>Public Safety</b>	Boone County Fire & Sheriff

**ACCESS**

<b>Van Horn Tavern Road</b>	
<b>Location</b>	Enters parcel from the east
<b>Major Roadway Plan</b>	Major Collector
<b>CIP projects</b>	N/A
<b>Sidewalk</b>	N/A

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	Strawn Road to the east, across Perche Creek
<b>Trails Plan</b>	Perche Creek Trail, future primary trail along the creek
<b>Bicycle/Pedestrian Plan</b>	N/A

**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 January 24, 2022. Seventeen postcards were distributed.

<b>Public information recap</b>	Comments/concerns: N/A
<b>Notified neighborhood association(s)</b>	None.
<b>Correspondence received</b>	None.

Report prepared by Rusty Palmer

Approved by Patrick Zenner