



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 5, 2024

Re: 1003 E. Brown School Road – Preliminary Plat (Case #159-2024)

Executive Summary

Approval of this request would result the in creation of a 1-lot preliminary plat to be known as “Central Humane Society”. The 18.62-acre subject site is located northwest of the intersection of Highway 763 and East Brown School Road.

Discussion

Crockett Engineering (agent), on behalf of Walter T. Sorrels and Dorothy M. Sorrels Family Trust (owner), is seeking approval of a 1-lot Preliminary Plat to be known as “Central Humane Society”. The subject site contains 18.62 acres of land and is located northwest of the intersection of Highway 763 and East Brown School Road. The subject acreage is being considered concurrently with a request to annex (Case # 190-2024) and permanently zone (Case # 158-2024) the acreage to the M-C (Mixed Use – Corridor) district.

The subject acreage is currently zoned Boone County R-S (Single-family Residential). The plat depicts the future dedication of required $\frac{1}{2}$ width right-of-way for East Brown School Road and Highway 763 which abut the property along its southern and eastern boundaries, respectively. The site currently has points of access to both Highway 763 (right-in, right-out only, not developed) and East Brown Station Road (full access). As Highway 763 is maintained by MoDOT, any future work within that right-of-way would require a permit, including but not limited to any existing access upgrades. MoDOT has indicated they do not anticipate allowing any changes in the site’s restricted access.

A north/south local nonresidential street is proposed to run along the western edge of the site per the CATSO Major Roadway Plan. The eastern $\frac{1}{2}$ width (33-feet) of this right of way has been depicted on the preliminary plat and will be dedicated as right of way with recording of a future final plat. This future dedication will help secure the right-of-way necessary for the construction of a street that will serve as “backage” road running parallel to Highway 763. The remaining 33-feet of right of way, west of the subject parcel, would be obtained at the time final platting of the lot to the west is sought. The future “backage” road is similar to White Tiger Street, south Smiley Lane west of Highway 763.

The site is largely encumbered by a floodplain/floodway in its southeastern most quadrant. Within the floodway is a Type II stream buffer as determined by the USGS. A trail easement, to be determined at the time of final platting, is to be dedicated along the west side of Cow Branch Creek. Finally, there is a significant portion of the site near its center/northwest corner that is presently encumbered by a detention pond. The pond is depicted as remaining per



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the preliminary plat and was confirmed as such during the Planning and Zoning Commission's hearing on this platting action.

The plat depicts standard 10' utility easements being located along the frontages of adjoining public right-of-way. A 12" public water main exists along the eastern edge of the site. The site is currently served by city sewer along the southeast portion of the site. Electric service is provided by Boone Electric along the rear of the site and consists of both above and underground single and three phase powerlines. Any costs to relocate these services would be borne by the developer.

This request was considered by the Planning and Zoning Commission at its June 20, 2024, meeting. Staff gave its report and recommended denial of the plat which was consistent with its recommendation on the concurrent permanent zoning (Case # 158-2024). Staff noted that the plat met the requirements of the UDC and the Commission, if desired, could recommend approval of it. The Commission had no questions regarding the preliminary plat for staff. The applicant's agent was present to answer questions; however, none were asked by the Commission. No one from the public spoke regarding the request. Following limited discussion, the Commission made a motion to recommended approval of the preliminary plat which passed with a vote of (6-0).

A copy of the Planning and Zoning Commission staff report, locator maps, preliminary plat, and meeting minute excerpts are attached for review.

Fiscal Impact

Short-Term Impact: None anticipated. Any costs associated with relocation of public utilities to be borne by the applicant.

Long-Term Impact: Potential impacts may include additional public infrastructure maintenance (i.e. electric, sewer, and water) as well as public safety and solid waste collection costs. Such impacts may or may not be off-set by increased property tax collections or user-fees.

Strategic & Comprehensive Plan Impact

[Strategic Plan Impacts:](#)

Primary Impact: Reliable and Sustainable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

[Comprehensive Plan Impacts:](#)

Primary Impact: Land Use & Growth Management, Secondary Impact: Infrastructure, Tertiary Impact: Environmental Management



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Legislative History

Date	Action
07/15/2024	Held required public hearing on annexation
07/01/2024	Set public hearing on annexation. (R119-24)

Suggested Council Action

Approve the requested preliminary plat to be known as “*Central Humane Society*” subject to annexation and permanent zoning as recommended by the Planning and Zoning Commission.