

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
October 24, 2024**

SUMMARY

A request by McClure Engineering (agent), on behalf of Fike Properties, LLC (owner), seeking approval of a 4-lot Preliminary Plat of IG (Industrial - General) zoned property, to be known as lots “*Fike Subdivision, Plat 1A*”. The proposed preliminary plat represents a revision to Lot 1 of the 2022 final plat entitled “*Fike Subdivision, Plat 1*”. The approximately 5.3-acre subject site is located east of the roundabout for E. Prathersville Road and Highway 763, and includes the address 1365 E. Prathersville Road.

DISCUSSION

The applicants are seeking approval of a 4-lot preliminary plat that constitutes a revision to Lot 1 of the 2022 final plat of “*Fike Subdivision Plat 1.*” The subject site was annexed into the City of Columbia in 2022 and permanently zoned IG (Industrial). The proposed 4-lots are located on the north side of E. Prathersville Road east of the E. Prathersville Road/Highway 763 roundabout. The site abuts City M-C (Mixed Use – Corridor) zoning to the west, County M-LP (Planned Industrial) zoning to the east, County R-M (Residential Moderate Density) zoning to the north, and is bound by E. Prathersville Road to the south. Lots south of E. Prathersville Road are zoned City IG and County M-L (Light Industrial).

Access will be provided to all four lots via a 36-foot wide private irrevocable ingress/egress easement in lieu of a public street pursuant to the provisions of 29-5.1(f)(1)(iv) of the UDC. This private access will ensure that all lots meet the frontage & access requirements of 29-5.1(f)(2) of the UDC. A private access viewed as appropriate given Lots 3 & 4 cannot have individual access directly to E. Prathersville Road since they contain less than 300-feet of roadway frontage – the minimum frontage required for a private access along an arterial or collector roadway. Furthermore, provision of an easement for access maximizes developable acreage, by reducing right of way dedication requirements, and eliminates future public street maintenance costs borne by the City.

Lot 3 is to be dedicated as a perpetual drainage easement for the common use and benefit of the various lots within the subdivision, and is largely encumbered by a type-II stream buffer for Cow Branch, which requires a 100-foot buffer, 50-feet on both sides of the centerline of the waterway, per 12A-236 of the City Code. A standard 10-foot utility easement is to be dedicated adjacent to the E. Prathersville Road right of way upon final platting.

In addition to the standard utility easement required by the UDC, a 20-foot utility easement is proposed to run along the shared lot line of lots 1, 2, 3, and 4, until the northern edge of lot 4 which will facilitate proposed the water line extension. An additional 16-foot utility easement is proposed to run east/west along the shared lot line of lots 2 and 3 where it will connect with an existing sanitary sewer line maintained by the Boone County Regional Sewer District (BCRSD) to the east of the subject subdivision. Finally, a 16-foot utility easement is proposed running east/west along the shared lot line of lots 1 and 4 which transitions to an 8-foot easement along the western edge of lot 1. These easements are proposed to allow future sewer connectivity to the lot to the west of the subdivision which contains a lagoon that will be required to be eliminated once the property is redeveloped. The neighboring property owner will be responsible for the dedication of the remaining 8-feet of sewer easement width on their property prior to future sewer line construction.

On September 17, 2024, the BCRSD Board of Trustees voted to allow the City of Columbia to provide sanitary sewer service to the subject site and its proposed four lots. The new subdivision will be connected to the existing BCRSD maintained sanitary line to the east. Such authorization is necessary given the subject property is considered within the service territory of BCRSD and pursuant to the terms of an existing connection agreement established between the City/BCRSD to provide public sewer within the area.

The preliminary plat has been reviewed by city staff and external agencies and found to be compliant with the standards and provisions of the UDC subject to minor technical corrections. Prior to forwarding the plat to Council for consideration all technical corrections shall be addressed.

RECOMMENDATION

Approve the preliminary plat Fike Subdivision, Plat 1A subject to technical corrections.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps
- Preliminary Plat
- BCRSD Letter of Consent

SITE CHARACTERISTICS

Area (acres)	5.3 acres
Topography	Slightly SE Sloping to Cow Branch
Vegetation/Landscaping	Wooded on eastern portion of site in lots 3 & 2, mostly clear otherwise, Cow Branch runs along majority of eastern side of site, particularly encumbers lot 3
Watershed/Drainage	Cow Branch
Existing structures	None

HISTORY

Annexation date	2022
Zoning District	IG (Industrial)
Land Use Plan designation	Employment & Neighborhood District
Previous Subdivision/Legal Lot Status	Fike Subdivision, Plat 1, legal lot

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia (per BCRSD consent)
Water	City of Columbia
Fire Protection	City of Columbia
Electric	Boone Electric

ACCESS

East Prathersville Road	
Location	Southern edge of site. Direct driveway access for lots fronting Prathersville will not be permitted per frontage requirements. Shared drive is required.
Major Roadway Plan	Major Collector
CIP projects	N/A
Sidewalk	To be constructed

Private Drive	
Location	Over shared lot line of lots 3 & 4
Major Roadway Plan	N/A
CIP projects	N/A
Sidewalk	Existing on eastern side, to be constructed on western side

PARKS & RECREATION

Neighborhood Parks	None
Trails Plan	None
Bicycle/Pedestrian Plan	None

PUBLIC NOTIFICATION

All property owners within 185 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified via public information postcards distributed on September 11, 2024 and again on September 20, 2024 to confirm the date of the subdivision hearing given the October 10, 2024 Planning Commission meeting was cancelled.

Notified neighborhood association(s)	None
Correspondence received	None

Report prepared by David Kunz

Approved by Patrick Zenner