

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
June 23, 2022**

**SUMMARY**

A request by Crockett Engineering (applicant), on behalf of Central Missouri Sheltered Enterprises, Inc. (owner), for a one-lot final plat consolidating two parcels into one legal lot. The site is split zoned, containing M-OF (Mixed-use Office) and IG (Industrial) zoned property. The 3.21-acre site is located approximately 1200' south of the intersection of E Nifong Blvd and S Bearfield Rd. **(Case # 181-2022)**

**DISCUSSION**

The applicant is seeking approval of a one-lot final minor plat to be known as *Sheltered Workshop, Plat No. 2A*. The intent is to bestow legal lot status to a 3.21-acre tract to facilitate an administrative office expansion of the Central Missouri Subcontracting Enterprises (CMSE) Giving Gardens Center. The site contains two parcels which are split-zoned IG (Industrial) and M-OF (Mixed-use Office). The IG tract, which presently contains the CMSE facility and the M-OF (Mixed-use Office) tract, annexed in November 2021, is improved with a gravel parking lot and is not presently a "legal lot".

The subject site takes access from Bearfield Road which is a major collector on the CATSO Major Roadway Plan (MRP). As required by the UDC, the 33' of required half-width right-of-way is being dedicated on this plat. A 10' utility and sidewalk easement is being dedicated along the street frontage in addition to a 16' wide utility easement along the property's rear. The site is also encumbered by a 20' wide as-laid water line easement. Sidewalk does not exist along this site's street frontage and will be required to be constructed as part of any new development.

Water is provided by the City of Columbia. Sanitary sewer is provided by the City and would be available to the proposed new construction following a sewer lateral line extension. The property is located within the City's electric service territory; however, is served by Boone Electric via an overhead line. Additional site improvement will require consent from the City to remain a Boone Electric customer. Fire protection services are provided by City Fire Station #8, located ¼ mile to the north, and Boone County Station #15, located 2.7 miles to the southeast. No other public utility infrastructure expansion is required at this time.

The proposed final plat has been reviewed by internal staff and external agencies and it meets all requirements of the Unified Development Code with exception of minor technical corrections.

**RECOMMENDATION**

Approval of the '*Sheltered Workshop, Plat No. 2A*' Final Plat subject to minor technical corrections

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator Maps
- Final Plat

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	3.21
<b>Topography</b>	Generally level, minor grade change on northeast portion of site
<b>Vegetation/Landscaping</b>	Turf and small wooded area
<b>Watershed/Drainage</b>	Clear Creek
<b>Existing structures</b>	CMSE facility and associated parking lots

**HISTORY**

<b>Annexation date</b>	1998 and 2021
<b>Zoning District</b>	IG and M-OF
<b>Land Use Plan designation</b>	Employment
<b>Previous Subdivision/Legal Lot Status</b>	IG Tract - Sheltered Workshop Plat 2 Lot 1; M-OF Tract - Unplatted

**UTILITIES & SERVICES**

<b>Sanitary Sewer</b>	City of Columbia
<b>Water</b>	City of Columbia
<b>Fire Protection</b>	BCFD/City of Columbia
<b>Electric</b>	Boone Electric

**ACCESS**

<b>South Bearfield Road</b>	
<b>Location</b>	West side of property
<b>Major Roadway Plan</b>	Major Collector (unimproved)
<b>CIP projects</b>	None
<b>Sidewalk</b>	None; Required upon development

<b>Private Street</b>	
<b>Location</b>	South side of property
<b>Major Roadway Plan</b>	N/a
<b>CIP projects</b>	N/a
<b>Sidewalk</b>	None

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	Nifong Park, ¼ mile east; Phillips Park, ½ mile southeast
<b>Trails Plan</b>	Proposed tertiary trail, Clear Creek Trail, ¼ mile east
<b>Bicycle/Pedestrian Plan</b>	South Bearfield Road, key roadway to bike/ped connectivity

**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 an advanced notification postcard which was mailed on May 25, 2022. 16 postcards were sent.

<b>Public Notification Responses</b>	None
<b>Notified neighborhood association(s)</b>	Bearfield Meadows
<b>Correspondence received</b>	None

Report prepared by Brad Kelley

Approved by Patrick Zenner