

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
December 8, 2016**

SUMMARY

A request by Crockett Engineering Consultants (agent) on behalf of ESS Properties, LLC (owner) for approval of a two-lot preliminary plat of M-1 (General Industrial District) and M-C (Controlled Industrial District) zoned land, to be known as "763 Industrial Park Preliminary Plat". The 130.89-acre subject site is generally located on the east side of Highway 763, approximately 700 feet south of Prathersville Road, and also located at the east terminus of Harvester Road. (**Case #17-14**)

DISCUSSION

The applicant is seeking approval of a 2-lot preliminary plat on approximately 131 acres of property. As seen on the plat, the property contains the alignment of multiple roadways that have been identified on CATSO's Major Roadway Plan. Per Section 20-3 of the City Code, the City may restrict development within areas that have been included on a roadway plan such as CATSO's. No permanent structure may be constructed within the proposed right-of-way or the associated building setback.

At this time, the future alignments of the CATSO roadways are being identified on the preliminary plat for the purposes of preserving the future roadway corridors, as the proposed creation of a 2-lot plat does not warrant the dedication and construction of the balance of the roadways shown. Plat Note #12 specifies that upon final platting of Lot 1 only the right-of-way to serve that lot, located along its southern lot line, will be required to be dedication and improved with a public street. The note continues to state that at the time Lot 2 is presented for final platting the City may require the dedication of the designated MRP right-of-ways and the construction of the streets within them.

Lot 1 will have public street access from the extension of the existing curb return that is stubbed in the overall site's western boundary north of Harvester Road which is meant to be constructed as a minor arterial through the overall tract per the MRP. Private driveway access will be from from the resulting street construction. Sanitary sewer service is also located currently on site; however, an extension to Lot 1 may be required.

The proposed preliminary plat has been reviewed by staff and found to be consistent with the subdivision regulations.

RECOMMENDATION

Approval of the preliminary plat for "763 Industrial Park Preliminary Plat".

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Preliminary plat
- MRP Plan

SITE CHARACTERISTICS

Area (acres)	130.89
Topography	Slopes toward center of property
Vegetation/Landscaping	Wooded in central, southeast portion of property
Watershed/Drainage	Cow Branch
Existing structures	None

HISTORY

Annexation date	1998
Zoning District	M-1 (General Industrial District); M-C (Controlled Industrial District)
Land Use Plan designation	Employment District
Previous Subdivision/Legal Lot Status	Not a legal lot

UTILITIES & SERVICES

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

ACCESS

Highway 763 (Range Line Street)	
Location	Along west side of site.
Major Roadway Plan	Major arterial; (Improved and MoDOT maintained; no additional ROW required.)
CIP projects	None.
Sidewalk	Sidewalks existing.

Prathersville Road	
Location	Along north side of site.
Major Roadway Plan	Major Collector (Unimproved and County maintained; 35-foot half-width, no additional ROW required.)
CIP projects	None.
Sidewalk	Sidewalks required.

East/North Tower Drives	
Location	Along north side of site.
Major Roadway Plan	NA, Local residential street (Unimproved and County maintained; 50-foot ROW existing, no additional ROW required.)
CIP projects	None.
Sidewalk	Sidewalks required with extension.

Harvester Road	
Location	Terminates at west side of site. Future east/west extension proposed.
Major Roadway Plan	Neighborhood Collector (Unimproved and County maintained; 60-foot ROW

	required.)
CIP projects	None.
Sidewalk	Sidewalks required with extension.

Bodie Drive	
Location	Terminates at south side of site. Future north/south extension proposed.
Major Roadway Plan	NA, Local residential street (Improved and City maintained; 50-foot ROW required.)
CIP projects	None.
Sidewalk	Sidewalks required with extension.

Future Arterial	
Location	Future east/west extension proposed across property.
Major Roadway Plan	Minor arterial (84-100-foot ROW dedication required.)
CIP projects	None.
Sidewalk	Sidewalks required.

Edenton Boulevard	
Location	Future north/south extension proposed across property.
Major Roadway Plan	Local Non-residential; (Improved and City maintained; 66-foot ROW required.)
CIP projects	None.
Sidewalk	Sidewalks required with extension.

PARKS & RECREATION

Neighborhood Parks	Within Auburn Hills Park service area, with the exception of the northwest portion of the property.
Trails Plan	Proposed Cow Branch Trail near south side of property

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 a public information meeting, which was held on November 15, 2016.

Public information meeting recap	Number of attendees: 3 Comments/concerns: Stormwater, land use
Notified neighborhood association(s)	Auburn Hills Neighborhood Association
Correspondence received	None to date

Report prepared by Clint Smith

Approved by Patrick Zenner