

471 -2024

CERTIFIED COPY OF ORDER

STATE OF MISSOURI

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October Session of the October Adjourned

Term. 20 24

County of Boone

In the County Commission of said county, on the

3rd

day of

October

2024

the following, among other proceedings, were had, viz:

Now on this day, the County Commission of the County of Boone does hereby approve the final plan, item A and does receive and accept the plats, items B, C, and D, as listed in the attached consent agenda (Attachment A), and authorizes the Clerk to insert the associated staff reports into the minutes of this meeting.

Attachment A:

- A. Request by MBK Investments LLC to approve a Final Development Plan for Rock Bridge Business Park Final Plan 3 in the Planned Light Industrial (M-LP) zoning district on 3.39 acres located at 5051 S Providence Rd, Columbia.
- B. Scrivner's Pointe. A-2. S25 & S36-T46N-R13W. Bryles Investment LLC, owner. Kevin Schweikert, surveyor.
- C. Worthley Subdivision Plat 1. A-2. S31-T50N-R11W. Worthley Family Trust, owner. James Jeffries, surveyor.
- D. Wilbert Lane Subdivision. A-2. S22-T50N-R13W. Brock & Jamie Sublett, owners. Kevin Schweikert, surveyor.

Done this 3rd day of October 2024.

ATTEST:

Brianna L. Lennon
Clerk of the County Commission

Kip Kendrick
Presiding Commissioner
Justin Aldred
District I Commissioner
Janet M. Thompson
District II Commissioner

Staff Report for County Commission
RE: P&Z Agenda Items
October 3, 2024

The Planning and Zoning Commission reviewed Agenda Item 1 at its September 19, 2024 meeting. The minutes of that meeting and the Boone County Zoning and Subdivision Regulations are incorporated into the record of this meeting.

1. Consent Agenda – Final Plans and Plats

Regarding Item 1, the Consent Agenda, the final plan, Item A, was approved by consent and is recommended for your approval. The plats, Items B, C, and D were approved by consent and are presented for your receipt and acceptance. I ask that you waive the reading of the staff reports for these items and authorize the clerk to insert them into the meeting minutes.

A. Request by MBK Investments LLC to approve a Final Development Plan for Rock Bridge Business Park Final Plan 3 in the Planned Light Industrial (M-LP) zoning district on 3.39 acres located at 5051 S Providence Rd, Columbia.

The subject property is located on the outer road along S Providence Road, just north of the intersection of State Route K, Highway 163 and Providence Road. It is 3.47 acres in size and zoned Planned Light Industrial (M-LP). The surrounding zoning is as follows:

- North – City of Columbia
- East - City of Columbia
- West - Residential Single-Family (R-S)
- South – R-S
- Southeast - Planned General Commercial (C-GP)

It had been used as a mobile home park, originally being zoned Residential Moderate Density (R-M). This property was approved for a rezoning to M-LP in December of 2021 with an affiliated review plan. The final plan was approved under County Commission Order 134-2022. A revised review plan was submitted in October of 2022 and approved by the County Commission under order 516-2022. The property has two of the three buildings proposed by earlier versions of this plan constructed. A third review plan was submitted under the July 2024 Planning & Zoning Commission Agenda and approved by the County Commission.

The property is located inside the Columbia school district and the Boone County Fire Protection District. This Final Development Plan confirms the design and rezoning of that proposal.

The property scored 62 points on the rating system.

The Boone County Zoning Ordinance, Section 6.2.14, Standards for Approval of the Final Development Plan identify 3 criteria for approval:

- All the required information is accurately portrayed on the Plan
- The Final Plan conforms to the approved Review Plan
- The Final Plan demonstrates compliance with all conditions, which the County Commission may have imposed on the Final Plan

The approval of the review plan had the following condition:

- 1) That the Boone County Regional Sewer District will need to review the wastewater pre-treatment process proposed for this development prior to installation of that process. This will occur as part of the plan review process for a building permit. The pre-treatment process must be approved by the Boone County Regional Sewer District and the Director of Resource Management.

We have received documentation from the Boone County Regional Sewer District indicating approval of the final plan.

Staff review of the final plan shows that it meets these criteria for approval.

B. Scrivner's Pointe. A-2. S25 & S36-T46N-R13W. Bryles Investment LLC, owner. Kevin Schweikert, surveyor.

The subject property is located along East Cedar Tree Lane, ½ mile west of the intersection of East Cedar Tree Lane and South Mackie Lane. The property is zoned Agriculture 2 (A-2) and is surrounded by A-2 zoning on all sides. The proposal is a three-lot minor plat, with each lot being exactly five acres in size. A corresponding administrative survey was submitted concurrent to the plat to create two ten-acre tracts. The remainder of the parent parcel is well over 20 acres after platting and the corresponding administrative survey.

The subject property has direct road frontage and access to East Cedar Tree Lane, a publicly maintained roadway. The applicant has submitted a written request for a waiver to the traffic study requirement. A three-lot minor plat is likely to have minimal impact on existing transportation resources. Granting of a waiver is appropriate in this case.

The property is located within the Consolidated Water Supply District #1 service area. Boone Electric provides power service. The Southern Boone County Fire Protection District provides fire protection. The nearest station, station 17, is approximately 7 miles away.

The applicant proposes utilization of onsite wastewater systems to service future residential development. Steep slopes prevent the use of onsite wastewater lagoons. The

applicant has provided soils data from an approved soils scientist from two locations on each platted lot. Staff review of the soils data indicates the lots can support a subsurface wastewater system. The applicant has submitted a request for a waiver from the sewer cost benefit analysis. No publicly operated sewer system is nearby. Granting of the waiver is appropriate in this case.

The property scored 27 points on the rating system

Staff recommended approval of the plat and granting the requested waivers.

C. Worthley Subdivision Plat 1. A-2. S31-T50N-R11W. Worthley Family Trust, owner. James Jeffries, surveyor.

The subject property is located on Mount Zion Church Road, approximately 2 ¼ miles to the east of State Route B, north of Columbia. The parent parcel is 37.4 acres in size and has a single-family dwelling and several outbuildings present. The property is zoned Agriculture 2 (A-2) and is surrounded by A-2 zoning. This proposal divides two 6.25 acre lots from the parent parcel, leaving a 20+ acre remainder.

Both proposed lots have direct access to Mount Zion Church Road, a publicly dedicated, publicly maintained right-of-way. The increase in traffic from two additional lots is comparatively minor. The applicant has submitted a request to waive the traffic study requirement.

The subject property is in Public Water Service District #9, very near the boundary between PWS#9 and Public Water Service District #4. Domestic water service is available to this property.

The proposed lots will make use of on-site wastewater treatment for residential development. The property is not near any existing central wastewater treatment systems and the size of this proposal makes the request to waive the wastewater cost-benefit analysis reasonable.

The property scored 23 points on the rating system.

Staff recommended approval of the plat and granting the requested waivers.

D. Wilbert Lane Subdivision. A-2. S22-T50N-R13W. Brock & Jamie Sublett, owners. Kevin Schweikert, surveyor.

The subject property is located at the intersection of West Wilbert Lane and Old Number 7. The subject property is zoned Agriculture 2 (A-2) and is surrounded by A-2 zoning on all sides. The proposal is a one lot subdivision with a 3.75-acre lot. The parent parcel is split by West Wilbert Lane. This subdivision plat will create a 3.75-acre lot utilizing the

property south of West Wilbert Lane. The remaining property to the north of the road will be incorporated with existing property under the same ownership via an administrative survey.

The property has direct frontage along both West Wilbert Lane and Old Number 7. Both roadways are publicly maintained roads. The applicant has requested a waiver from the traffic study requirement. The creation of a one lot minor plat is likely to have minimal impacts on transportation resources. Granting a waiver is appropriate in this case.

The property is located within Consolidated Water District #1. Boone Electric provides power service. The Boone County Fire Protection District provides fire protection. The nearest station, station 7, is approximately 3 miles away.

An onsite wastewater plan was submitted concurrent to the subdivision plat. The wastewater plan identifies a complaint location for an onsite wastewater lagoon. The applicant has requested a waiver from the sewer cost benefit analysis requirement. No public sewer utility is available in the area. It would not be economically feasible to install a public system for a one lot minor plat. Granting of a waiver is appropriate in this case.

The property scored 42 points on the rating system

Staff recommended approval of the plat and granting the requested waivers.

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October Session of the October Adjourned

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County of Boone

In the County Commission of said county, on the

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the following, among other proceedings, were had, viz:

Now on this day, the County Commission of the County of Boone does hereby approve the final plat for Settlers Ridge Plat 7. R-MP. S9-T49N-R12W. T-Vine Enterprises, owner. Jay Gebhardt, surveyor.

Done this 3rd day of October 2024.

ATTEST:

Brianna L. Lennon

Brianna L. Lennon
Clerk of the County Commission

Kip Kendrick

Kip Kendrick
Presiding Commissioner

Justin Aldred

Justin Aldred
District I Commissioner

Janet M. Thompson

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