

TERM OF COMMISSION: October Session of the October Adjourned Term

PLACE OF MEETING: Roger B. Wilson Boone County Government Center
Commission Chambers

PRESENT WERE: Acting Presiding Commissioner Karen Miller
District II Commissioner Janet Thompson
Director, Resource Management Stan Shawver
Planner Uriah Mach
Deputy County Clerk Mike Yaquinto

The meeting was called to order at 7:00 p.m.

Resource Management

1. Public Hearing and Request by Fred Overton Development, Inc. to rezone 65.51 acres currently zoned A-R (Agriculture Residential) and 21.5 acres currently zoned R-S (Single Family Residential) to R-SP (Planned Residential); and 4.07 acres currently zoned A-R (Agriculture Residential) to C-GP (Planned Commercial); all acreages being more or less; all located at 7200 W Hwy 40, Columbia.

Stan Shawver said the following Staff Report will include the rezoning request as well as the review plan.

This request was considered by the Planning & Zoning Commission during their October 16, 2014 meeting.

The minutes for the Planning and Zoning Commission meeting of October 16, 2014 along with the Boone County Zoning Regulations and Subdivision Regulations are entered into the record of this meeting.

The subject property is located on the east side of Rollingwood Boulevard, at the

intersection of Rollingwood & US Highway 40. The subject property is approximately 91 acres in size. The property is split-zoned, with 69.58 acres is currently zoned A-R(Agriculture-Residential) and 21.5 acres is currently zoned R-S(Residential-Single Family). The property is currently vacant. There is R-S zoning to the west, A-R zoning to the south, A-R and C-GP(Planned General Commercial) zoning to the east, and A-R, R-S, and C-G(General Commercial) zoning to the north across US Highway 40. With the exception of the C-GP zoning, which was rezoned in 1985, this is all original 1973 zoning.

The Boone County Master Plan identifies this area as suitable for residential land uses. This request is for 87 acres of R-S & A-R zoned property to be rezoned to R-SP, and for 4 acres of A-R to be rezoned to C-GP. The proposal is for a 170 lot residential subdivision zoned R-SP, and 2 lots zoned C-GP. The R-SP lots range from approximately 10,000 to 20,000 square feet in size, with a density of approximately 1.95 lots per acre.

The Boone County Master Plan also identifies a sufficiency of resources test for determining if there are sufficient resources available for the needs of the proposed rezoning. The sufficiency of resource test provides a “gate-keeping” function. Failure to pass the test should result in denial of a request. Success in passing the test should result in further analysis. The resources used in the test can generally be broken down into three categories: utilities, transportation and public safety services.

Utilities: The subject property is served by a Consolidated Public Water Service District #1 6” line for water, the Boone County Regional Sewer District for wastewater treatment, and Boone Electric for electrical service. Sufficient infrastructure is either present(in the case of Boone Electric & the Boone County Regional Sewer District) or infrastructure improvements are agreed upon for provision of services to this proposal(in the case of Consolidated Public Water Service District #1).

Transportation: The proposal includes three new public street connections, one to US Highway 40, and two to Rollingwood Boulevard. All lots within the development will have direct frontage on and direct access to the internal street network. The proposed street layout is interconnected with property to the east at two points. Most internal streets will be built to Boone County Standards, with the exception of the eyebrow and teardrop designs requiring variances from the Boone County Road and Bridge Advisory Board for reduced widths.

A traffic study was conducted by Crawford, Bunte, & Brammeier, a firm specializing in traffic analysis. The study recommended improvement of US Highway 40, specifically eastbound and westbound turn lanes at the access point for Renfield Drive. The amount of traffic generated by the proposal would require Renfield Drive to US Highway 40 to be built to County Commercial standard along the proposed commercial lots, and then to a County Collector standard to Renfield's connection to Ravenwood Drive.

The potential for development of the property to the east, as informed by an addendum to the traffic study has shown staff that a County Collector road right of way with a County Local road pavement be proposed to allow for future improvement of Beltran and the portion of Ravenwood between Beltran & Renfield. That future improvement would allow for additional traffic from the property to the east to be handled without a need to acquire additional right-of-way, only expansion of existing pavement.

The traffic study indicates that Rollingwood Boulevard is sufficient to support the increased traffic of this development, as at completion, most traffic will leave the development via US Highway 40, limiting its impact on Rollingwood. However, it is of note that the first two phases of this development, 52 lots, will exclusively use Rollingwood Boulevard to leave the development, at least until the third phase of the development is completed. The resulting additional 650 ADT(Average Daily Trips), per the traffic study, should not have any impact on level of service currently present at

Rollingwood Boulevard. However, County regulations are based on the ADT rather than level of service, so level of service is only a supplemental factor in the analysis from the County point of view. The existing ADT for Rollingwood Blvd is 851 so the first two phases will add 650 ADT. Staff consideration of this increase advised improvement to Rollingwood Boulevard at US Highway 40, and a left turn lane at this intersection is proposed by the applicant. The specifics of the improvements to Rollingwood Blvd must be worked out with the County Chief Engineer.

With the improvements to the Rollingwood /US 40 intersection and turn lanes on US 40 at Renfield Drive there will be sufficient transportation infrastructure to meet the needs of this proposal.

Public Safety: The property is approximately ½ mile to the west of the Midway Boone County Fire Protection District Station. Infrastructure upgrades to Consolidated Public Water Service District #1 water lines will be sufficient to provide fire flows to the property at required levels of service. The phasing plan proposed by this development is structured such to meet the access point requirements of the Fire Code.

Stormwater: The proposal is subject to the requirements of the Boone County Stormwater Regulations. The plan shows potential detention/bioretention sites on the common areas of the property. The area proposed is based on preliminary stormwater calculations. If additional area is required at the time of final design, the proposed sites will be modified to meet those requirements.

Zoning Analysis: The proposal is located in an area described by the Boone County Master Plan as suitable for residential use. It is located to the east of an established residential area and the density is comparable to the density of that area. The availability of existing utility infrastructure, specifically sewer, and a major transportation node make this location suitable for development with reasonable investment in infrastructure

improvements.

The property scored 73 points on the rating system.

Staff recommended approval of the rezoning request and the review plan with the following conditions placed on the Ravenwood Review Plan:

1. Improvements to Rollingwood/40 shall be complete prior to the first phase and prior to the first final development plan and subject to approval by the Chief Engineer and Director.
2. Improvements to Renfield/US 40 shall be complete prior to the phase that contains the Renfield/40 intersection.

The Planning & Zoning Commission conducted a public hearing on this request during their October 16, 2014 regular meeting. There were six members of the commission present during the meeting.

Following the public hearing, a motion was made to recommend approval of the rezoning request. The motion passed unanimously, so it comes forward with a recommendation for approval. Next a motion was made to recommend approval of the Ravenwood Review Plan subject to the conditions suggested by the staff. That motion also received unanimous support.

On October 23, 2014 the Resource Management Director received a letter dated October 22, 2014 from Tom Ratermann, General Manager for the Boone County Regional Sewer District. The Boone County Regional Sewer District provides treatment for wastewater generated in this area. The letter of October 22, 2014 requests that the County Commission add a condition to the Ravenwood Review Plan that will require the developer and the Boone County Regional Sewer District to make a suitable agreement

for the provision of wastewater collection and treatment services. A copy of the letter has been forwarded to the County Commission.

The Commissioners had no questions at this time.

Commissioner Miller opened the Public Hearing and asked if there is anyone present to speak on behalf of this request.

Tim Crockett of Crockett Engineering said he is here representing the requester and said that the Staff Report given by Mr. Shawver is complete and comprehensive due to the various meetings they have had with staff. Also, back on September 30th, there was a neighborhood meeting with about 30 residents and any reservations at that time have been addressed and at this point, there is no opposition to this request.

Commissioner Miller said looking at the overhead view of the development, there appears to be a lake in the middle of the development.

Tim Crockett said it is a lake. The intent is to leave it there and rebuild the dam structure. If it remains, there is the possibility to put a walking trail around it as well. For now, it will be used for stormwater purposes during the development.

Commissioner Miller verified that it is common ground.

Mr. Crockett said it is common ground.

Commissioner Miller asked if there is anyone else present to speak for or against this request. There were no additional speakers and Commissioner Miller closed the Public Hearing.

Commissioner Thompson moved on this day the County Commission of the County of Boone does hereby **approve** the request by Fred Overton Development Inc. to rezone 65.51 acres currently zoned A-R (Agriculture Residential) and 21.5 acres currently zoned R-S (Single Family Residential) to R-SP (Planned Residential); and 4.07 acres currently zoned

A-R (Agriculture Residential) to C-GP (Planned Commercial); all acreages being more or less; all located at 7200 W Hwy 40, Columbia
Commissioner Miller seconded the motion.

The motion carried 2 to 0. **Order #499-2014**

2. Public Hearing and Request by Fred Overton Development, Inc to approve a Review Plan for Ravenwood Planned Development on 87.01 acres located at 7200 W Highway 40 Columbia.

Commissioner Miller noted that this review plan was noted in the previous staff report read by Mr. Shawver and opened the Public Hearing for any further discussion on this request. There was no further discussion or additional speakers and Commissioner Miller closed the Public Hearing.

Commissioner Miller asked Mr. Crockett if he has any issues with the third condition set forth by the Sewer District.

Mr. Crockett said there are no issues with that condition.

Commissioner Miller moved on this day the County Commission of the County of Boone does hereby **approve** the request by Fred Overton Development Inc for a Review Plan for Ravenwood Planned Development on 87.01 acres located at 7200 W Highway 40 Columbia with the following conditions:

- Improvements to Rollingwood Blvd./ Highway 40 shall be complete prior to the first phase and prior to the first final development plan and subject to approval by the Chief Engineer and Director.
- Improvements to Renfield Drive/ Highway 40 shall be complete prior to the phase that contains the Renfield Drive/ Highway 40 intersection.
- Fred Overton Development Inc enters into a suitable agreement with the Boone County Regional sewer District for the provision of wastewater collection and

treatment services.

Commissioner Thompson seconded the motion.

The motion carried 2 to 0. **Order #500-2014**

3. Public Hearing and Request by Phoenix Property Development, LLC to rezone from C-G (General Commercial) to M-L (Light Industrial) on 2.1 acres, more or less, located at 8650 E I-70 Dr SE, Columbia.

Stan Shawver read the following Staff Report:

The subject property is located near the Interstate 70/State Route Z interchange, approximately 2 miles to the east of the city limits of Columbia. It is 2.1 acres in size, and currently has a 27,000 square foot building on the site being used as an antique mall. The subject property is zoned C-G(General Commercial), and is surrounded by C-G zoning. This is all original 1973 zoning.

The applicant is seeking to rezone the property from C-G(General Commercial) to M-L(Light Industrial) to convert the existing building to a mattress factory.

The Boone County Master Plan has indicated that this property is suitable for commercial land uses. The master plan also designates a sufficiency of resources test for the approval of zoning changes where each proposal is evaluated to see if sufficient utility, transportation, and public safety infrastructure is in place to support the change in zoning.

Utilities: The subject property is located in Public Water Service District #9, which provides commercial water service to the property. Boone Electric provides electrical service and the Boone County Regional Sewer District should provide sewer service.

Transportation: The property is located on I-70 Drive Southeast, a publicly-dedicated, publicly-maintained right-of-way.

Public Safety: The property is located in the Boone County Fire Protection District, who maintains a station on St. Charles Road, near the Lake of the Woods exit from Interstate 70.

Zoning Analysis: Under the current zoning, this property is in an established commercial/industrial node. An increase in intensity of zoning to M-L(Light Industrial) is justified under the sufficiency of resources test. Both the East Area Plan and the Boone County Master Plan have this vicinity identified as a commercial/industrial area, further giving reason for a rezoning of this type.

The property scored 62 points on the rating system.

Staff recommended approval.

The Planning & Zoning Commission conducted a public hearing on this request during their October 16, 2014 regular meeting. There were six members of the commission present during the meeting.

Following the public hearing, a motion was made to recommend approval of the rezoning request. The motion passed unanimously, so it comes forward with a recommendation for approval.

The Commissioners had no questions at this time.

Kevin Schweikert said he is with Brush & Associates representing Phoenix Property Development. The staff report was thorough and explained the request very well and he can answer any questions from the Commission.

Commissioner Miller asked if there is any idea how many mattresses they will make and the number of employees they will have.

Mr. Schweikert said he has no idea. It will be a light mattress assembly bringing in parts and putting them together to produce a mattress. It will be next to Slumberland Furniture.

Commissioner Miller asked if there is anyone else present that would like to speak on this request. There were no additional speakers and Commissioner Miller closed the Public Hearing.

Commissioner Thompson moved on this day the County Commission of the County of Boone does hereby **approve** the request by Phoenix Property Development, LLC to rezone from C-G (General Commercial) to M-L (Light Industrial) on 2.1 acres, more or less, located at 8650 E. I-70 Dr SE, Columbia.

Commissioner Miller seconded the motion.

The motion carried 2 to 0. **Order #501-2014**

4. First reading; Contract for Services by and Between Boone County and The Missouri Department of Agriculture regarding remonumentation of survey corners

Stan Shawver said this project is similar to those in the past in cooperation with the State Department of Agriculture. They provide reimbursement to the County for remonumentation of survey corners. The County is divided into one mile square sections and the original government corners were set in the 1820's and have gone through a series of remonumentation efforts. Many have deteriorated and the State is trying to remonument them so they become permanent and maintained for current and future surveyors registered with the State and County.

Commissioner Miller asked how many will be done on this project.

Mr. Shawver said we are contracted to do 10 with reimbursement set at \$250 each. The contract is for a total of \$2,500. The County Surveyor researches all of them, getting all the documents approved the State Surveyor. The County Surveyor then will then set a concrete monument with a cap on it, recording it and sending the information to the State for their records.

Commissioner Thompson asked who chooses the sites to be done.

Mr. Shawver said the County Surveyor will go around looking at different areas and deciding which ones will be done.

There were no further comments or questions.

Commissioner Miller stated this is a first reading and requested the Deputy County Clerk to schedule this item for a second reading at the next available commission meeting with appropriate order for approval.

Purchasing

5. Second reading; Surplus Disposal – Computer Voice Stress Analyzer and Mobile Radio (1st read 10-23-14)

Commissioner Thompson moved on this day the County Commission of the County of Boone does hereby approve the request by the Purchasing Department to trade-in fixed asset 14751, Computer Stress Analyzer for a new machine and dispose of a mobile radio, no asset tag. It is further ordered the Acting Presiding Commissioner is hereby authorized to sign said Request for Disposal/Transfer of County Property forms.

Commissioner Miller seconded the motion.

The motion carried 2 to 0. **Order 502-2014**

Juvenile Office

6. Second reading; Approval request for Fostering Court Improvement grant application (1st read 10-23-14)

Commissioner Miller moved on this day the County Commission of the County of Boone does hereby approve the attached Fostering Court Improvement grant application as submitted by the Juvenile Office.

Commissioner Thompson seconded the motion.

The motion carried 2 to 0. **Order 503-2014**

Commission

7. Public Comment

None

8. Commissioner Reports

None

The meeting adjourned at 7:23 p.m.

Attest:

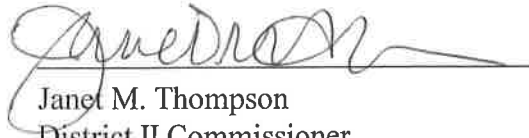

Wendy S. Noren
Clerk of the County Commission



Daniel K. Atwill
Presiding Commissioner



Karen M. Miller
District I Commissioner



Janet M. Thompson
District II Commissioner

