



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 2, 2017

Re: Tower Industrial Park, Plat 1-A – Final Plat (Case #17-206)

## Executive Summary

Approval of this request will result in the creation of a 2-lot final plat to be known as “Tower Industrial Park Plat 1-A.”

## Discussion

The applicant, Crockett Engineering (agent), on behalf of G&L Holdings of Missouri (owner), is seeking approval of a 2-lot final plat to be known as “Tower Industrial Park Plat 1-A.” The subject 11-acre parcel is located at the terminus of North Tower Drive, north of Prathersville Road, and is zoned PD (Planned District).

The property was platted, in 1999, before its annexation into the City of Columbia, then granted PD zoning upon annexation without a development plan. Case # 17-169 (Tower Industrial Park PD Plan) was introduced to Council at its September 18, 2017 meeting and proposes a development plan for the two lots created by this plat. The PD plan acts as the preliminary plat for the property.

The proposed plat would create two lots (3A and 3B) by dividing Lot 3 of the original Tower Industrial Park plat. Both lots will be accessed by an access drive of roughly 450 feet in length along the eastern edge of the property within the proposed stem of Lot 3B. Creation of the stem in Lot 3B required a design adjustment due to its length. This design adjustment was recommended for approval by the Planning and Zoning Commission and is pending Council approval on October 2. If approved the plat may proceed to second reading on October 16, it denied the plat will need to be removed from further consideration until it is revised to comply with the UDC provisions.

The plat has been reviewed by staff and found to meet all requirements of the Unified Development Code, and the plat is consistent with the “Tower Drive Industrial Park PD Plan” pending Council's approval.

Locator maps and plat are attached.



## Fiscal Impact

Short-Term Impact: Limited. Public infrastructure expansion would be at the cost of the developer.

Long-Term Impact: Limited. Site is currently served by public infrastructure and services. Costs associated with expansion of infrastructure or services may or may not be off-set by increased user fees or taxes.

## Strategic & Comprehensive Plan Impacts

### Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

### Comprehensive Plan Impacts:

Primary Impact: Economic Development, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
9/18/2017	"Tower Industrial Park PD Plan" introduced to Council (B282-17)

## Suggested Council Action

Approve "Tower Industrial Park, Plat 1-A" final plat.