



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 6, 2020

Re: Liberty Square- Plat 5 Final Plat (Case # 11-2020)

Executive Summary

Approval will result in creation of a two-lot final replat of property generally located southwest of the intersection of Creekwood Parkway and Penn Terrace

Discussion

A Civil Group (agent), on behalf of MBK Properties, LLC (owner), is requesting approval of a 2.95-acre two-lot final plat to be known as "Liberty Square- Plat 5". The replat will subdivide Lot 6 of the Liberty Square Block 3 Plat into two lots; the northernmost lot (Lot 502) will be 1.23 acres and the southernmost lot (Lot 501) will be 1.70 acres. Approximately .2 acres of the property will be provided to dedicate the required additional right of way for Penn Terrace. Sufficient right of way exists for Creekwood Parkway at this time. Sidewalks are presently installed.

The plat also dedicates a 10' utility easement adjacent to Penn Terrace and reflects the existing 10' utility easement adjacent to Creekwood Parkway. All other existing sewer and utility easements on the property are shown on the plat. It should be noted that a stormwater covenant has been recorded for the current unsubdivided property which establishes maintenance obligations for the BMP facility on the southern lot. Upon subdivision, the BMP facility will serve as the stormwater facility for the entire subdivision and be subject to the existing covenant.

This site is presently improved with a building on what will become Lot 502 which is addressed as 1501 Creekwood Parkway. The subdivision action will allow the newly-created southern lot to be sold. The property is zoned M-C (Mixed-use- Corridor) and after the subdivision action the lot(s) will comply with the dimensional requirements of the zoning district.

No design adjustments have been requested and the plat complies with the UDC and all applicable City policies and codes. Staff recommends approval of the plat.

Locator maps and final plat are attached for Council consideration.



Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as roads, sewers, and water, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Not Applicable

Legislative History

Date	Action
October 20, 2007	Approving the Final Plat of Liberty Square- Block 3 (Ord. 15391)

Suggested Council Action

Approval of the final plat of Liberty Square- Plat 5.