



701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 16, 2026

Re: Boone Industrial Park East, Plat No. 2 – Final Plat (Case # 27-2026)

Impacted Ward: Ward 3

Executive Summary

Approval of this request would result in the subdivision of Lot 2 and a small remnant portion of unplatted land at the south east corner of, "Boone Industrial Park East - Plat 1," into two lots, to be known as, "Boone Industrial Park East Plat No. 2." The 25.16-acre subject site is located at 4999 Paris Road, north of Mid-City Lumber.

Discussion

Simon & Struempf Engineering (agent), on behalf of Mid-City Associates, LLC (owner), is seeking approval of a 2-lot replat of IG (Industrial General) zoned property, to be known as Boone Industrial Park East Plat No. 2. The 25.16-acre subject site is located at 4999 Paris Road and is generally known as Lot 2 of Boone Industrial Park East - Plat 1. The replat also includes a remnant of unplatted land at the southeast corner of the overall acreage containing 0.44 acres. The remnant was created with the platting of the "Mid-City Lumber Final Plat" when the northern property line of the platted acreage was shifted to become perpendicular with Paris Road. The purpose of the replat is to accommodate an expansion of the current Mid-City Lumber property to the north and to create a separate lot for future development.

The plat includes all easements of record, as well as the required standard 10-foot utility easements along all street frontages. The plat also dedicates right-of-way for an internal public street that will provide direct access to the two resulting lots internally and not directly from Paris Road. The newly dedicated right of way is shown on the CATSO Major Roadway Plan as a major collector and MoDOT is planning to install a signalized intersection at this location in the future. MoDOT has indicated that they will complete a traffic study of the area to determine appropriate timing for the installation of the traffic signal. The proposed final plat takes into account this planned traffic improvement.

An existing drainage easement crossing the north end of Lot 1, is replaced with a new easement on the plat, which relocates the drainage channel to the internal lot frontage to maximize the lot's buildable area. The existing easement is also depicted on the plat; however, the applicant intends to seek its vacation of the easement via a separate action at a later date.

Pursuant to Sec. 29-5.2(d) of the UDC, approval of a "resubdivision/replat," is subject the following three (3) criteria. Staff analysis follows each criterion.

- 1. The resubdivision would not eliminate restrictions on the existing plat upon which neighboring property owners or the city have relied, or, if restrictions are eliminated, the removal of such restrictions is in the best interest of the public.**

The proposed plat would not remove any restrictions from the existing plat. All easements of record, and all new easements necessary for the proposed development are depicted on the plat.

- 2. Adequate utilities, storm drainage, water, sanitary sewer, electricity, and other infrastructure facilities are provided to meet the needs of the resubdivision, or, there will be no adverse effect on such infrastructure facilities caused by the resubdivision.**

Staff has evaluated the existing utility infrastructure and did not identify any limitation or concerns. All infrastructure needed to serve the parcel was previously installed. No additional upgrades or extensions are required; however, any necessary improvements to serve future development on the property would be installed at the owner's expense.

- 3. The replat would not be detrimental to other property in the neighborhood, or, if alleged to be detrimental, the public benefit outweighs the alleged detriment to the property in the neighborhood.**

Staff does not anticipate any detrimental impacts on the adjacent properties resulting from the replat. The proposed internal street enters Paris Road at a predetermined location in accordance with CATSO and MoDOT plans for a signalized intersection.

The proposed final plat has been reviewed by both internal/external staff and agencies and has been found to be compliant with all provisions of the UDC. All applicable easements of record are depicted on the final plat and all necessary new easements and right-of-way dedications have been shown.

Locator maps and the proposed final plat are attached for review.

Fiscal Impact

Short-Term Impact: No short-term costs are expected for the City. All necessary improvements are to be installed at the developer's expense.

Long-Term Impact: Any potential impact may or may not be offset by increased user fees and/or property tax collection.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Mobility, Connectivity, and Accessibility, Tertiary Impact: Economic Development

Legislative History

Date	Action
01/23/1975	Approved, "Boone Industrial Park East, Plat 1." (Ord. 006572)

Suggested Council Action

Approve, "Boone Industrial Park East, Plat No. 2."