



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 16, 2021

Re: *OPR Subdivision Final Plat (Case #200-2021)*

Executive Summary

Approval of this request would result in the creation of a 2.40-acre, R-MF (Multi-Family Residential) zoned lot, located at 200 West Old Plank Road.

Discussion

Simon & Streumph Engineering (agent), on behalf of Chandler Brooks and Jeremy Spillman (owners), are seeking approval of a one lot final minor plat containing 2.40-acres addressed as 200 West Old Plank Road. Approval of the plat will grant legal lot status to the acreage in advance of proposed development of the property. The applicants intend to construct a multi-family housing complex on the property. The site was annexed into the City in December of 2020 (Case # 2-2021) at which time it was permanently zoned R-MF (Multi-Family Residential).

An additional 33 feet of half-width right-of-way for Old Plank Road will be dedicated with the plat as well as the required ten-foot utility easement along the same frontage. The site is encumbered by two intersecting 30-foot utility easements, which meet near the center of the property and extend to the north, east, and west. These easements may limit the development capabilities of the property and necessitate a future request to vacate and relocate the easements. Any vacations and relocation costs associated with such a request would be at the owner's expense.

The Planning and Zoning Commission considered this request at their July 22, 2021 meeting. Staff presented its report and there were no public comments or Commissioner questions. A motion to approve the plat passed (8-0).

The Planning Commission staff report, locator maps, final plat, and meeting minute excerpts are attached.

Fiscal Impact

Short-Term Impact: None. Extension of infrastructure to support the proposed improvement of the site will be at the expense of the applicant.

Long-Term Impact: Additional cost for public infrastructure maintenance and support services (i.e. public safety and trash collection). Long-term impacts may or may not be offset by increased user fees and tax (property and sales) collections.



Strategic & Comprehensive Plan Impact

[Strategic Plan Impacts:](#)

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

[Comprehensive Plan Impacts:](#)

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

Legislative History

Date	Action
12/21/2020	Approved voluntary annexation, permanent R-MF zoning. (Ord. # 024463)

Suggested Council Action

Approve the final minor plat entitled, "OPR Subdivision Final Plat," as recommended by the Planning and Zoning Commission.