



701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 15, 2025

Re: Centerstate South, Plat 1 – Final Plat Offsite Easement Dedications (Case # 315-2025)

Impacted Ward: Ward 3

### Executive Summary

Approval of this request would result in the acceptance of necessary offsite utility and sewer easements in conjunction with the proposed final plat, to be known as “*Centerstate South, Plat 1.*” The proposed offsite easements sought to be dedicated are not part of the proposed 1-lot final plat; therefore, are being submitted in advance of the final plat's introduction to City Council such that appropriate Book and Page references for these features are shown on the final plat.

### Discussion

A Civil Group (agent), on behalf of Socket Telecom, LLC and Centerstate Properties, LLC (owners), seeks to dedicate the attached offsite utility easements to the City of Columbia in advance of a 1-lot final plat of 3.26-acres which is presently under review and will be known as, “*Centerstate South Plat 1.*” The M-C (Mixed-use Corridor) zoned subject property is located at 2703 Clark Lane and presently improved with the Socket Telecom office building.

In anticipation of the proposed platting action, the applicants have submitted the attached offsite easements to satisfy the subdivision requirements and ensure adequate provision of utilities to the future lot, to be known as Lot 101 of “*Centerstate South Plat 1.*” The attached easement dedications are being submitted apart from the proposed 1-lot final plat, to be known as Lot 101 of Centerstate South Plat 1, given they are outside the boundaries of the future platting action.

The final plat is tentatively scheduled to be introduced at the January 5, 2026 City Council meeting, which would coincide with the acceptance of the attached easements, though introduction of the final plat is contingent upon approval of final infrastructure plans. The one-lot final plat is consistent with proposed Lot 5 of the approved preliminary plat known as “*White Gate South Plat 2*” and includes a portion of the future extension of Lake Ridgeway Road, which will provide vehicular access to the lot initially from Clark Lane.

Three distinct utility easements are provided along either side of the future Lake Ridgeway Road street right-of-way. Beginning at Clark Lane, at the south end of the site, the standard 10-foot utility easements extend to the north until reaching proposed Lot 101 on the east side of the street, and reaching the proposed intersection with Lambeth Drive along the west side of Lake Ridgeway Road. This easement then continues north of the Lambeth Drive intersection, to the north end of future Lot 101.

A separate sewer easement is also being dedicated providing a connection to future Lot 101 from the existing sewer main located southeast of the site, extending northwest from Clark Lane. The easement crosses unplatted acreage, and continues roughly 37 feet into the southeast corner of future Lot 101.

The proposed easements have been reviewed by the appropriate City staff, and are consistent with the requirements of the subdivision code.

Locator maps, easement exhibits, the proposed final plat, and the approved preliminary plat are attached for review.

#### Fiscal Impact

Short-Term Impact: None anticipated. Any costs associated with the extension or relocation of public utility infrastructure will be borne by the applicant.

Long-Term Impact: Potential costs may include increased public safety and trash collection services as well as increased public infrastructure maintenance (i.e. electric, roads, sewer, and water) to the site. These increased costs may or may not be off-set by user fees or increased tax collection.

#### Strategic & Comprehensive Plan Impact

##### Strategic Plan Impacts:

Primary Impact: Reliable and Sustainable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

##### Comprehensive Plan Impacts:

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

#### Legislative History

Date	Action
08/04/2025	Approved the White Gate South Plat 2 preliminary plat. (Res. R 112-25)
10/05/1988	Approved the final plat of White Gate South. (Ord. 012035)

#### Suggested Council Action

Accept the three utility easements, and the sewer easement, as offered by Centerstate Properties, LLC.