



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 5, 2025

Re: 1516 Wilson Avenue – Preliminary Plat (Case # 23-2025)

Executive Summary

Approval of this request would result in the creation of a 2-lot preliminary plat to be known as the "Walter Miller Subdivision". The subject 0.48-acre parcel located at 1516 Wilson Avenue.

Discussion

Koehler Engineering (agent), on behalf of AG Jones Properties, LLC (owners), seeks approval of a 2-lot preliminary plat of their 0.48-acre R-1 (One-family Dwelling) zoned parcel located southwest of the intersection of Wilson Avenue and William Street. The proposed subdivision would constitute a future replat of Lots 26 and 27 of Bouchelle's Addition. At this time, the applicant is seeking preliminary plat approval for the future division of the property into the proposed two lots, which requires a sanitary sewer main extension.

The property is currently improved with a single-family residence oriented toward William Street and was built over the common property line between Lots 26 and 27 which runs in east-west direction. The proposed preliminary plat, if approved, would reorient the internal east-west lot line such that it would become a north-south lot line. This reorientation would allow the existing home and a future development lot to be oriented toward Wilson Avenue.

As noted, the proposed lot layout will require the extension of public sewer. Approval of construction plans for this extension will be required before the necessary replat of the lots can be considered. The lots shown on the preliminary plat exceed the minimum 7,000 sq. ft. requirements of the R-1 district. All necessary right-of-way upgrades and utility easements to ensure full compliance with the Unified Development Code have been shown on the proposed plat. The dedication of these features will occur as part of the future replat of the site.

It should be noted that a porch located on the east side of the existing home is considered to be a legal nonconformity given it is presently located within the 25-foot required corner side yard for the R-1 zoning district. The future replat of the site will not resolve this matter; however, it does not exacerbate it either. No further expansion of the porch will be permitted following the future replat and if the porch were to be removed any replacement would be required to comply with current UDC setback standards.

The Planning & Zoning Commission considered this request at their April 10, 2025 meeting. Staff presented their report, and after brief discussion by the Commission, a motion to approve the proposed preliminary plat passed unanimously (7-0).



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The Planning and Zoning Commission staff report, locator maps, preliminary plat, and meeting minute excerpts are attached for review.

Fiscal Impact

Short-Term Impact: All costs associated with the extension of public infrastructure will be borne by the applicant.

Long-Term Impact: On-going maintenance of public infrastructure and provision of public safety and solid waste services. 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: Reliable and Sustainable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

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

Legislative History

Date	Action
09/08/1904	Approved, "Bouchelle's Addition."

Suggested Council Action

Approve the, "Walter Miller Subdivision," preliminary plat as recommended by the Planning & Zoning Commission.