



701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 1, 2025

Re: 1805 McKee Street – Final Plat (Case #285-2025)

Impacted Ward: Ward 3

### Executive Summary

A request by A Civil Group (agent), on behalf of QOZB Alan Creek, LLC (owner), for approval of a 1-lot replat of PD (Planned Development) zoned property, constituting a replat of Lots 1 and 2 of McKee Estates Plat 1, to be known as Alan Creek Estates Plat 1. The approximately 5.2-acre subject site is located northwest of the intersection of McKee Street and Alan Lane, and includes the address 1805 McKee Street.

### Discussion

A Civil Group (agent), on behalf of QOZB Alan Creek, LLC (owner), is seeking approval of a 1-lot Final Plat to be known as “*Alan Creek Estates Plat 1*”. The subject site contains 5.2-acres of land and is located northwest of the intersection of McKee Street and Alan Lane. The subject acreage is comprised of 2 lots that are zoned PD and sought to be consolidated into a single parcel in advance of development. The site’s development must substantially comply with the proposed PD Plan (Case # 207-25) that was approved in August 2025. The approved PD Plan illustrated the subject site being platted into a single lot and developed with 55 single-family attached dwellings.

The requested replat of the existing two lots is being pursued to allow foundations to be poured prior to final platting of the lots that would accommodate the 55 dwelling units illustrated on the approved PD Plan. Pouring of foundations without approval of the replat is not possible given some future dwelling will be located across existing property lines. If the replat is approved, it will ensure that the future lot lines associated with the dwellings are accurately established based on the poured foundations not an approximation of where the “shared” walls between units are to be located. The final plat illustrating substantial compliance with the approved PD Plan would be submitted prior to issuance of building permits for individual dwellings assuring that compliance with the PD Plan is maintained.

Combining the existing two lots into one lot prior to pouring of foundations will eliminate the need for a variance to allow construction over the existing lot lines of Lots 1 & 2. Furthermore, such action will eliminate a need for potential major amendments to the PD Plan and/or possible revisions to a recorded final plat to correct inaccurately shown property lines that do not match actual placement of the foundations.

The submitted replat does not require any right-of-way dedications, as the plat recorded in 2001 dedicated sufficient roadway width to comply with the UDC standards for McKee

Street and Alan Lane. Access to the consolidated lot and future attached single-family dwelling units will be provided through both McKee Street and Alan Lane.

Previously dedicated utility easements will be rededicated such that they comply with the current dedication statement standards. The easements to be rededicated include standard 10-foot easements along all roadway frontages and a 16-foot sanitary sewer easement in the northern corner of the site. A 25-foot general utility easement is also being dedicated along the southern lot line along the site's frontage on Alan Lane. Finally, a 10-foot general utility easement is to be dedicated along the property's northern boundary.

The site lies within the city's urban service area and is served by City sewer, water and electric. Sidewalks will be required to be constructed along all road frontages before certificates of occupancy may be issued, per the performance contract associated with the platting action.

Pursuant to sec. 29-5.2(d) of the UDC and given the attached plat is considered a "resubdivision/replat", approval of this request is subject to the following three (3) criteria. Staff analysis of these criteria are shown in **bold** text.

- (i) 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.

**Staff is unaware of any restrictions associated with this property that would be eliminated if the proposed replat were approved. A substantially conforming final plat must be recorded prior to the issuance of a building permit for dwelling units on the site in accordance with the approved PD Plan.**

- (ii) 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.

**There are no known capacity-related issues associated with the public infrastructure serving this parcel. Evaluation of stormwater impacts with redevelopment and mitigative measures will need to be addressed at the time of building permit submission. A 25-foot utility easement dedicated along the southern boundary of the site will continue to accommodate stormwater improvements identified in CIP SS144 along Alan Lane and stormwater requirements unique to this development.**

- (iii) 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.

**The platting action itself is for the purpose of pouring foundations for what will eventually become a 55-lot attached single-family dwelling development, per the approved PD Plan governing the site. Construction of the dwellings themselves may not occur until the lot is further subdivided in a manner that comports with the approved PD Plan and standard final plat procedures of the UDC.**

The proposed replat has been reviewed by both internal and external staff/agencies, is considered compliant with the UDC, and is recommended for approval.

Locator maps, final plat, and approved PD Plan are attached for review.

#### Fiscal Impact

Short-Term Impact: None anticipated. Any costs associated with relocation of public utilities to be borne by the applicant.

Long-Term Impact: Potential impacts may include additional public infrastructure maintenance (i.e. electric, sewer, and water) as well as public safety and solid waste collection costs. Such impacts may or may not be off-set by increased property tax collections or user-fees.

#### Strategic & Comprehensive Plan Impact

##### Strategic Plan Impacts:

Primary Impact: Reliable Infrastructure, Secondary Impact: Inclusive Community, Tertiary Impact: Not Applicable

##### Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Infrastructure, Tertiary Impact: Livable & Sustainable Communities

#### Legislative History

| Date       | Action                                                             |
|------------|--------------------------------------------------------------------|
| 09/02/2025 | Approved PD Plan of Alan Creek Estates Plat 1 (Ord. 026079)        |
| 09/07/2000 | Approved final plat of McKee Estates (Ord. 16580)                  |
| 01/03/2000 | Approved rezoning to PD, PD Plan of McKee Estates PUD (Ord. 16310) |

#### Suggested Council Action

Approve the requested final plat of Alan Creek Estates Plat 1