



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 6, 2025

Re: Meadow Lane Plat 1 – Design Adjustments (Case #216-2025)

Executive Summary

Approval of this request would grant design adjustments from the provisions of Sec. 29-5.1(c)(4)(ii) and 29-5.1(d)(2)(ix) of the Unified Development Code, pertaining to required street width and sidewalk construction. This matter is being considered concurrently with a request to approve a 2-lot final replat to be known as “Meadow Lane, Plat 1,” which will appear under separate cover on the October 6, 2025 Council agenda.

Discussion

A request by A Civil Group (agent), on behalf of Jared Zillig and 105 Meadow Lane, LLC (owners), seeking approval of two design adjustments from Sec. 29-5.1(c)(4)(ii) and 29-5.1(d)(2)(ix) of the UDC, pertaining to required street design and sidewalk construction respectively. A 2-lot final replat of the subject acreage will appear concurrently with the design adjustments, under separate cover, which if approved would confer “legal lot” status upon proposed lots allowing for future building permit issuance. The subject lots were originally create via a 1972 survey. Approval of the requested design adjustments is necessary prior to approval of the proposed final plat.

Given a replat of the property is necessary to secure “legal lot” status, compliance with the standards of Sec. 29-5.1 of the UDC has been triggered. The design adjustments are targeted at public right-of-way improvements along the northern edge of 107 Meadow Lane and deal with additional half-width dedication requirements for a residential street and sidewalk installation along the lot’s frontage.

Meadow Lane, dates back to at least 1931 and has existed in its current configuration since that time. The 20-foot wide street matches the width of the currently platted right-of-way. No sidewalks are currently constructed along Meadow Lane in front of the subject lots or along its north-south segment leading to W. Ash Street.

If approved, the design adjustments would allow the applicants to maintain the current existing conditions along Meadow Lane. Many of the current UDC standards are written with greenfield developments in mind which is believed to be contextually inappropriate for the existing conditions in this pre-post WWII neighborhood. Denial of the requested design adjustments would require installation of public improvements uncharacteristic of the neighborhood and require significant modifications to the structures west of the subject lots if Meadow Lane were ever to be improved in the future.

Furthermore, the surrounding neighborhood is not undergoing broad scale redevelopment requiring replatting. As such, staff does not anticipate many neighboring properties will take actions that would trigger the subdivision requirements, as many of the lots nearby already have “legal lot” status and could pull building permits without platting actions.



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Given that the applicant is not creating any new developable lots, but rather seeking to establish "legal lots", it is staff's opinion that the design adjustments meet the criteria of Sec. 29-5.2(b)(9) of the UDC, and are appropriate given the current land use context. A full analysis of the design adjustment criteria of Sec. 29-5.2(b)(9) are provided in the attached Planning and Zoning Commission staff report.

Should Council desire to seek a payment-in-lieu of construction as an alternative to granting the applicant a full waiver of compliance regarding the sidewalk waiver, this fee would be based upon the 2-year average cost of sidewalk construction within the City as determined by the Public Works Department. The current price for sidewalk construction is \$87.93 per linear foot of sidewalk installed. The subject frontage for which the sidewalk waiver is being sought contains 89.97 linear feet resulting in a cost of \$7,911.

The Planning and Zoning Commission considered this request at the July 24, 2025 meeting. Following its report, staff answered clarifying questions from the Commission on this request. Members of the public spoke in favor of this request, citing that changing the existing street is not desirable despite expressed concerns over an increase in traffic that may be generated by creating the legal lots and subsequent redevelopment as permitted in the R-2 zoning district. One member stated they had not realized their home would be affected by the current required street width, and that they also support the design adjustment request. Both design adjustments were voted on separately, with the street width waiver passing (8-0) and the sidewalk waiver passing (6-2).

The Planning and Zoning Commission staff report, locator maps, design adjustment worksheet, final plat (for reference only), public correspondence, and meeting minute excerpts are attached for review.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Any utility construction or relocation costs will be borne by the developer.

Long-Term Impact: Potential utility use depending on uses. 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: Reliable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

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



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Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the requested design adjustments as recommended by the Planning and Zoning Commission.