



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 7, 2025

Re: Fellows Addition # 8 – Final Plat (Case # 77-2025)

Executive Summary

Approval will result in the creation of a legal lot through a 1-lot final plat to be known as "*Fellows Addition # 8*".

Discussion

A request by Brush and Associates (agent), on behalf of Osarone Inc (owner), for approval of a 1-lot final plat of a M-C (Mixed-use Corridor) zoned property to be known as "*Fellows Addition # 8*." The approximately 0.54-acre subject site is located at 1300 Fellows Place.

The subject site is recorded as part of Block 1 of a 1964 survey entitled "*Fellows Addition No. 4*". Given this status, the property is not considered a "legal lot". The proposed final plat would bestow legal lot status, allowing the property to be redeveloped at a future date – no plans are presently under review for redevelopment. Currently, the site is improved with fuel pumps and convenience store.

The lot has direct access to Fellows Place to the north and Rock Quarry Road to the east. Each access will remain functional following approval of the final plat, notwithstanding the parcel's frontage of 190 feet with direct driveway access already existing along an arterial or collector roadway (i.e. Rock Quarry Road). As discussed in the staff memo to the Planning & Zoning Commission, this is the case because the parcel is presently improved with a functional commercial business and no redevelopment is proposed concurrent with the plat.

Additional right-of-way will be gained to accommodate a lot-corner truncation at the intersection of Fellows Place and Rock Quarry Road. Upon dedication of the truncation, a portion of the existing sign on the property will encroach into the newly gained right-of-way. The applicant will be required to obtain a right-of-use permit to allow the sign to remain in this location if it is not otherwise voluntarily moved outside the right of way. Standard 10-foot utility easements will be dedicated along all street frontages. An additional 10-foot utility easement is required in the southeast corner of the site for an existing overhead electric line extending through the site. No public utility extensions are required at this time.

This platting action was reviewed by the Planning and Zoning Commission at their February 20, 2025, meeting given the parcel was part of a survey tract that had not undergone a formal approval previously. Staff gave its report and there were no applicant or public comments offered. After limited discussion, a motion was made to approve the platting action which was passed by a vote of (7-0).



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

Fiscal Impact

Short-Term Impact: None anticipated within the next two years.

Long-Term Impact: None foreseen as site is presently developed and receiving City services. Any potential 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 Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:
Primary Impact: Infrastructure, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
7/30/1964	Approved the survey of Fellows Addition No. 4

Suggested Council Action

Approve the final plat of *Fellows Addition # 8* as recommended by the Planning and Zoning Commission.