



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 1, 2021

Re: Overland Route 763 Subdivision – Final Plat (Case # 222-21)

Executive Summary

Approval would result in the creation of a two-lot replat of Lot 1202 of Auburn Hills Plat 12 to be known as "Overland Route 763 Subdivision". The property is addressed 1200 International Drive. The plat is desired to facilitate the development of a Dollar General Store at the SE corner of Range Line Street (Missouri Route 763) and International Drive.

Discussion

Florabama Geospatial Solutions, LLC (agent), on behalf of the Callaway Bank (owner), seeks a two-lot replat of Lot 1202 of Auburn Hills Plat 12 to be known as "Overland Route 763 Subdivision" which is located at the southeast corner of Range Line Street (Hwy 763) and International Drive. The property is zoned M-C (Mixed-Use Commercial) and Lot 1 of the subdivision would be the location of a future Dollar General Store which is a permitted use. Lot 1 is shown as 1.96 acres and Lot 2 as 3.04 acres; there are no development plans for Lot 2 at this time. The entirety of the property, which is directly to the west of the Molly Thomas Bowden Community Policing Center, is presently vacant.

Range Line Street is a MoDOT maintained roadway and is access-restricted. As such, both lots will have access to International Drive. Lot 1 will obtain direct driveway access to International Drive and Lot 2 will utilize the existing 30' utility and ingress/egress easement between its eastern boundary and the Policing Center parcel which also utilizes the easement for access to the rear parking lot. Public Works had worked with the applicant on permissible driveway locations for the lots. Sidewalk is existing alongside the Range Line Street frontage and is required to be built along the International Drive frontage. Sewer construction plans to serve the lots have been submitted and approved.

The plat shows all existing easements of record and dedicates a small portion of the 30' utility easement not previously shown on the International Drive frontage. Right-of-way and the required 10' utility easements required on public roadway frontages were dedicated via the previous platting action.

Retail is a permitted use in the M-C zone and any future building expansion plans will be subject to all applicable requirements of the UDC. The site is presently served by all City utilities with the exception of electric service, which is provided by Boone Electric, and there are no identified capacity issues. No design adjustments are sought and the plat has been found to be fully compliant with all regulatory requirements.

Locator maps and final plat are attached.



Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as roads and sewers as well as public safety and solid waste service provision. 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: Land Use & Growth Management, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Infrastructure

Legislative History

Date	Action
04/27/06	Approved Auburn Hills Plat 12, an administrative replat.
04/24/05	Approved Auburn Hills Plat 10-A, an administrative replat.
01/03/05	Approved Auburn Hills Plat 10 (Ord. #018366)

Suggested Council Action

Approve the "Overland Route 763 Subdivision" Final Plat.