



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: March 18, 2024

Re: Cosmo Park – Final Plat (Case # 48-2024)

Executive Summary

Approval of this request would result in the consolidation of the parcels collectively known as Cosmo Park, into two legal lots, to be known as, "Cosmo Park Subdivision Plat 1."

Discussion

The City of Columbia is seeking approval of a 2-lot final minor plat to be known as, "Cosmo Park Plat 1." The applicants wish to gain legal lot status on the 499.62-acre parcel located northeast of the intersection of North Stadium Drive (Route E) and Business Loop 70 West in advance of planned park improvements. Additionally, the platting of the acreage will assist in clarifying to what areas are connected to particular grant applications used to fund the future improvements. The parcel is addressed as 1800 Parkside Drive and contains the LA Nickell Golf Course, Cosmo Park, and a significant portion of the Bear Creek Trail system.

The parcel is currently split-zoned, with R-1 (One-family Dwelling) on the bulk of the property and A (Agriculture) zoning on the northernmost parcel along Bear Creek. This existing condition will remain following approval of the 2-lot plat. While not desirable, split-zoning is not prohibited by the Unified Development Code. The proposed plat would combine a number of lots along the west side of Schwabe Lane with existing park facilities on Lot 2, and the golf course would be located on Lot 1.

Additional right-of-way (ROW) is to be dedicated where required along both Stadium Boulevard and Blackfoot Road on the west side of the property in accordance with the street standards of Appendix A of the UDC. An additional 3-feet of ROW is also provided for Business Loop 70 on the southern frontage of the subject parcel and 15-feet is depicted on the west side of Schwabe Lane.

The Planning and Zoning Commission considered this request at their February 22, 2024 meeting. Staff presented their report and there were no public comments. A motion was made to approve the proposed final plat, and the motion carried unanimously (8-0).

Fiscal Impact

Short-Term Impact: No additional short-term expenses anticipated as a result of the proposed platting action.

Long-Term Impact: No additional long-term costs are anticipated.



Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

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

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the, "Cosmo Park Plat 1," as recommended by the Planning and Zoning Commission.