



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 17, 2018

Re: *Renaissance Meadows-Plat 3* - Final Plat (Case #18-144)

Executive Summary

Approval will combine and replat two existing R-2 lots with currently unplatted property to create a four-lot subdivision.

Discussion

C. Stephen Heying Surveying (agent) on behalf of Horizon Steel Buildings LLC (owner) is seeking approval of a four-lot final plat. The property is zoned R-2 (Two-Family Dwelling) and includes 2 platted lots, Lots 11 & 12 of *Renaissance Meadows – Plat 1*, as well as unplatted property. The new 4-lot plat is to be known as *Renaissance Meadows - Plat 3*. The 0.84-acre subject site is located near the northwest corner of Ria Street and McKee Street, and includes property currently addressed as 4421, 4431 and 4433 Ria Street.

The requested plat combines previously unplatted property along McKee Street with two existing lots from the final plat *Renaissance Meadows - Plat 1*, and reconfigures the property into four total lots. No additional right of way is required, and the site is currently served by public utilities capable of supporting the resubdivision.

The Planning and Zoning Commission (PZC) considered this request at its meeting on July 19, 2018. Staff presented its report and the applicant and their representatives gave an overview of the request. No other member of the public spoke during the public meeting. Following limited discussion, the Planning and Zoning Commission voted (8-0) to recommend approval of the final plat.

The Planning Commission staff report, locator maps, final plat, previously approved *Renaissance Meadows - Plat 1*, and meeting minutes excerpts 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.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Strategic & Comprehensive Plan Impact

[Strategic Plan Impacts:](#)

Primary Impact: 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
1/5/1998	Approved final plat of <i>Renaissance Meadows - Plat 1 (Ord. 15473)</i>

Suggested Council Action

Approve the final plat of *Renaissance Meadows - Plat 3*.