



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 15, 2022

Re: Oakland Plaza Subdivision Block 1 Plat 2 – Replat (Case # 200-2022)

Executive Summary

Approval will result in the creation of a 1-lot final plat to be known as *Oakland Plaza Subdivision Block 1 Plat 2*.

Discussion

A request by Simon and Struempff Engineering (agent), on behalf of Howard R. Eiffert Trust (owner), seeking approval of a one-lot replat. The proposed replat would consolidate parts of two lots into a single “legal lot” containing 4.82-acres. The subject site is zoned IG (Industrial) and is located southwest of the intersection of Vandiver Drive and Wabash Drive.

The subject site is comprised of parts of Lot 1 and 2 of *Oakland Plaza Subdivision Block 1 Plat 1* which was recorded in 1972. If the replat is approved, it would consolidate the lots into a single parcel bestowing ‘legal lot’ status upon it. The site is presently improved the Boone County Millwork, a building materials supplier. The site is adjacent to the COLT Railroad and contains an old rail spur and associated loading dock. The platting action would remove an interior lot line and dedicate required easements and right-of-way.

The proposed lot has direct access on Vandiver Drive and Wabash Drive. Approximately 7’ of right-of-way is being dedicated on Vandiver Drive and 5’ is being dedicated along Wabash Drive. A standard 10’ utility easement is being dedicated along both street frontages. Sidewalks will be required to be constructed with any redevelopment. No other public utility extensions are required at this time.

The site is encumbered by a 40’ gas easement shown on the southwest portion of the lot. The existing structure is built over this easement. Any redevelopment would not be able to encroach into this easement or exacerbate this non-conformity.

The final plat has been found to meet all the standards of the Unified Development Code regulations and is recommended for approval by staff.

Locator maps and the final plat 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: Economic Development, Tertiary Impact: Not Applicable

Legislative History

| Date | Action |
|---------|--|
| 8/21/72 | Approved the final plat of Oakland Plaza Subdivision Block 1 Plat 1. |

Suggested Council Action

Approve the final plat of *Oakland Plaza Subdivision Block 1 Plat 2*.