



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 16, 2023

Re: Uptown Business Park Plat 1 – Final Plat (Case #109-2023)

Executive Summary

Approval of this request would result in the creation of a 7-lot final plat to be known as “Uptown Business Park Plat 1” which represents a replat of Dell Jones Plat 2 and Lot 441 of The Villages of Arbor Pointe Plat 3. A concurrent request for a design adjustment to permit proposed Lot 104 to have individual driveway access has been presented under separate cover on the Council's October 16 agenda. Additionally, a related request (Case # 80-2023, B238-23) that proposes the vacation of the former Waco Road right of way and adjoining utility easement bisecting the northern boundary of the subject acreage is scheduled to obtain second reading at the Council's October 16 meeting. The design adjustment and vacations must be approved prior the proposed replat being approved.

Discussion

A Civil Group (agent), on behalf of UPT5611COMO, LLC (owner), seeks approval of a 7-lot final plat constituting a replat of Dell Jones Plat 2 and Lot 441 of The Villages at Arbor Pointe Plat 3. The proposed final plat also includes former right of way obtained for Waco Road and a 10-foot utility easement, sought to be vacated per Case #80-2023, as part of proposed Lots 101, 106 and 107. The right of way has become unnecessary given Waco Road was constructed north of Lot 441 and no public utilities are within the utility easement. Finally, a concurrent request will be introduced on October 16 to considered a design adjustment that would allow proposed Lot 104 to have individual driveway access provided to it given it is proposed to be plated with less than the required 300-feet of roadway frontage along Brown Station Road.

The subject plat contains approximately 18.53 acres and is comprised for a total of 5 lots (4 shown on Dell Jones Plat 2 and Lot 441 of The Villages at Arbor Pointe Plat 3). The acreage's existing improvements are generally in the southeast corner of the site and consists of a heavy equipment company with an existing access off of Brown Station Road. The proposed plat seeks to replat the property into 7-lots utilizing the adjoining roadway frontages (Waco and Brown Station) as access to each created lot.

The proposed layout of the future subdivision utilizes an intermittent stream that bisect the property as an internal division line between the eastern and western portions of the development. To the east are Lots 101-104 and Lot 107. To the west are Lots 105 and 106. Lots 104 and 105 will adjoin the City's Smith Park to the south and west, respectively. Lots 101, 106 and 107 are shown as incorporating parts of Lot 441 of The Villages at Arbor Pointe Plat 3.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Given all but proposed Lot 103 are presently undeveloped, are less than 300-feet in width, and do not have existing driveway approaches shared driveway locations have been identified on the final plat for Lots 101 & 102, Lots 101 & 107, and Lots 105 & 106. The provision of these shared accesses met the requirements of the UDC. Proposed Lot 103 presently has its own driveway approach off Brown Station Road and is also the location of sole improvements on the existing acreage.

Given proposed Lot 103's improved status and existing lease provisions as well as limitations imposed by a public drainage facility on at the southeast corner of proposed Lot 104 and the City's Smith Park property, the applicant is seeking approval of a concurrent design adjustment to obtain authorization to allow proposed Lot 104 to have individual driveway access to serve the site in lieu of a shared access. The Planning and Zoning Commission and staff support the design adjustment. The full analysis of the design adjustment is provided in the concurrent Council and staff reports on this matter.

The plat includes the dedication of all standard 10-foot utility easements along the development's roadway frontages and provides required additional Waco Road half-width along what is presently platted as Lot 441 of The Villages at Arbor Pointe Plat 3 and would become the roadway frontage of proposed Lots 101, 106, and 107 provided the requested vacation of the former Waco Road right of way (Case # 80-2023) is approved. All proposed lots have access to public utilities with sufficient capacity to serve them within permitted IG uses.

Finally, the plat proposes the dedication of what is presently shown as Lot 204 of Dell Jones Plat 2 as right of way for Waco Road. As part of the relocation and construction of Waco Road from its original alignment this parcel was not previously dedicated as right of way. Approval of this replat will correct this oversight and ensure all of the improved surface of Waco Road is within public right of way.

This request has been reviewed by both internal and external staff. Following this review, it was determined that the plat meets the requirements of the UDC with the exception of the requested design adjustment. Staff supports the requested plat subject to approval of the concurrent design adjustment and vacation of the former Waco Road right of way and utility easement.

Locator maps and final plat are attached for review.



Fiscal Impact

Short-Term Impact: None anticipated. Any costs associated with relocation of public utilities to be borne by the applicant.

Long-Term Impact: Potential impacts may include additional public infrastructure maintenance (i.e. electric, roads, sewer, and water) as well as public safety and solid waste collection costs. Such impacts may or may not be off-set by increased property tax collections or user-fees.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable and Sustainable 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
10/02/23	Partial vacation of Waco Road and adjacent utility easements (B238-23)
12/19/22	Authorized to proceed with vacation (Rep. 101-22)
10/02/07	Approved final plat Villages at Arbor Pointe Plat 3 (Ord. 19684)
02/07/05	Approved final plat Dell Jones Plat 2 (Ord. 18397)

Suggested Council Action

Approve the requested final plat to be known as “Uptown Business Park Plat 1”