



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 16, 2021

Re: Columbia Industrial Development Corporation, Plat No. 2-C – Replat (Case # 116-2021)

Executive Summary

Approval of this request will result in the creation of a 2-lot final plat to be known as *Columbia Industrial Development Corporation, Plat No. 2-C*.

Discussion

A request by Crockett Engineering Consultants (agent), on behalf of J.J.K.L., LLC and 6600 Stephens Station Rd, LLC (owners), to approve a final minor plat to adjust an existing interior lot line between the subject parcels that is to be known as Columbia Industrial Development Corporation, Plat No. 2-C. The 4.02-acre IG (Industrial) zoned site is located approximately 600' east of the intersection of Brown Station Road and Mojave Court and is commonly addressed 3801 Mojave Court.

The subject site was originally platted as Lot 5F of Columbia Industrial Development Corporation, Plat 2 in 1997. The site was replatted into its current configuration, containing Lots 5F-1 and 5F-2, via the Administrative Plat of Columbia Industrial Development Corporation Plat 2-B in 2005. Lot 5F-1 is presently improved with a 12,000-square foot structure and parking lot while Lot 5F-2 is unimproved. This platting action would adjust an interior lot line between the two lots and essentially trades 0.80-acres of rear yard area between the lots. by creating Lots 5G-1 and 5G-2 from Lots 5F-1 and 5F-2, respectively.

The facility located on proposed Lot 5G-1 (now Lot 5F-1) takes direct access from Mojave Ct. as well as indirect access to Mojave Ct. through the abutting Lot 5G-2 (now 5F-2) via a shared access easement. The plat will dedicate additional right-of-way for the terminus of Mojave Ct. and a standard 10' utility easement along the entirety of the site's street frontage. Sidewalks are not currently in place, but will be required with any development. No other public utility extensions are required at this time.

The final plat meets all the standards of the UDC 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. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Possible impacts could be public infrastructure maintenance such as roads, sewers, and water, 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: Infrastructure, Tertiary Impact: Not Applicable

Legislative History

Date	Action
05/19/1997	Approved final plat of <i>Columbia Industrial Development Corporation Plat 2</i>

Suggested Council Action

Approve the final plat of *Columbia Industrial Development Corporation, Plat No. 2-C*.