



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 21, 2022

Re: Valley View North, Plat 2 – Final Plat (Case # 5-2022)

Executive Summary

Approval would result in the creation of a two-lot final plat to be known as “Valley View North, Plat 2,” on approximately 4.1 acres at 2525 N. Stadium Boulevard (Route E).

Discussion

Central States Surveying (agent), on behalf of The CKC, Inc. (owners) (Columbia Knights of Columbus), is seeking approval of a 2-lot final plat on 4.1 acres of property located on the south side of N. Stadium Boulevard. The property was originally platted in 1991, as Lot 43 of the, “Valley View North,” subdivision. The lot has double-frontage with Stadium Boulevard to the north and Mayflower Drive at the property’s southwest corner. The purpose of the plat is to divide the property to facilitate a future sale of northern portion of the parcel (proposed Lot 43B) which is currently under-utilized by the owner.

The plat shows the required dedication of utility easements along all street frontages, as well as additional easements on the east and west ends of the parcel. These additional easements accommodate existing utilities. An additional 2 feet of right-of-way is provided on along the parcel’s Stadium Boulevard frontage to ensure adequate half-width has been provide for the roadway which is classified as a minor arterial. Both roadways frontages will require sidewalk construction upon development of proposed Lot 43B.

Given the property is zoned M-N (Mixed-use Neighborhood) future access to proposed Lot 43B from Mayflower Drive will be restricted. Per the Section 29-4.3(g)(3)(iv) of the UDC, driveway access from the adjoining residential neighborhood (Valley View) to the subject site is prohibited. Access to the proposed new lot would only be permitted from Stadium Boulevard.

The plat has been reviewed by all internal and external stakeholders and is fully compliant with the requirements of the UDC for subdivisions.

Locator maps, plat, and approved preliminary plat are attached.



Fiscal Impact

Short-Term Impact: None anticipated.

Long-Term Impact: 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: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
6/4/91	Approved "Valley View North."

Suggested Council Action

Approve, "Valley View North, Plat 2."