



# 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 4, 2025

Re: Atkinson Woods Plat 2 – Final Plat (Case # 230-2025)

## Executive Summary

Approval of this request would result in the resubdivision of a 1.92-acre parcel of land into one lot, to be known as, *"Lot 201 of Atkinson Woods Plat 2."* The subject parcel is currently comprised of four R-MF (Multi-family Dwelling) lots, which are located on the west side of Merideth Drive just north of Chapel Hill Road. This request is being considered concurrently with the partial vacation of utility easements traversing the lots (Case # 232-2025) which appear on the Council's August 4 agenda for final consideration as B173-25.

## Discussion

A Civil Group (agent), on behalf of Starr Property Investments, LLC (owner), is seeking the approval of a 1-lot final plat containing 1.92 acres of land located northwest of the intersection of Scott Boulevard and Chapel Hill Road at the southern terminus of Merideth Drive. The subject parcel contains 4 existing platted lots known as "Lots 1-4 of Atkinson Woods Plat 1." The proposed final plat would combine the existing lots with the recently vacated portion of Merideth Drive abutting the site. The purpose of the consolidation plat is to facilitate the redevelopment of the vacant lots with up to 24 multi-family dwelling units in one or more new structures.

This request is being considered concurrently with a separate request to vacate a portion of the 16' utility easement originally created to serve the existing 4 lots. This associated request was introduced during the Council's July 21, 2025 meeting as Case # 232-2025 and is to be considered for final approval at the August 4 Council meeting as B173-25. In light of the proposed lot consolidation, much of the easement not needed to serve the property with utilities and encumbers an area intended for development purposes. Approval of the request is necessary to ensure the acreage's development potential as an R-MF zoned parcel is fully realized.

If the vacation request is denied, the attached plat cannot be approved as submitted. In the event the vacation request is approved, the submitted plat will be updated to include the book & page reference for the vacation ordinance. The easement is depicted in its entirety on the submitted final plat; however, the portion to be vacated is identified by Note # 7.

The area subject to the approved right-of-way vacation coincides with the standard 25-foot front yard setback of the R-MF zoning district. However; in addition to the vacated right-of-way area a 15-foot utility easement lies along the previous frontage of the property covering existing infrastructure. This, in essence, establishes a 40-foot front setback on the property,



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

which is also encumbered along its western boundary with an area of regulated floodway. No further right-of-way or easement dedications are required at this time.

Pursuant to Sec. 29-5.2(d) of the UDC and given the attached plat is considered a "resubdivision/replat", approval of this request is subject the following three (3) criteria. Staff analysis of these criteria are shown in **bold** text.

1. The resubdivision would not eliminate restrictions on the existing plat upon which neighboring property owners or the city have relied, or, if restrictions are eliminated, the removal of such restrictions is in the best interest of the public

**The proposed plat would not remove any restrictions from the existing plat, and all easements of record are depicted on the plat.**

2. Adequate utilities, storm drainage, water, sanitary sewer, electricity, and other infrastructure facilities are provided to meet the needs of the resubdivision, or, there will be no adverse effect on such infrastructure facilities caused by the resubdivision

**Staff has evaluated the existing utility infrastructure in terms of both access and remaining capacity needed to support future development upon the parcel under its current R-MF zoning, and did not identify any limitation or concerns. All infrastructure needed to serve the parcel was previously installed, and any additional upgrades or extensions to serve future development would be installed at the property owner's expense.**

3. The replat would not be detrimental to other property in the neighborhood, or, if alleged to be detrimental, the public benefit outweighs the alleged detriment to the property in the neighborhood

**Staff does not anticipate any detrimental impacts on the adjacent properties resulting from the replat. The rezoning of the property from R-2 (Two-family Dwelling) to R-MF (Multiple-Family Dwelling) evaluated such concerns and was recommended for approval by both the Planning and Zoning Commission and City Council in May 2025.**

The proposed final plat has been reviewed by both internal/external staff and agencies and has been found to be compliant with all provisions of the UDC. All applicable easements of record are depicted on the submitted final plat and no new easements are required to support the future development of the property.

Locator maps and the proposed final plat are attached for review.



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

## Fiscal Impact

Short-Term Impact: None. Extension of utilities to serve the subject acreage upon development would be at the expense of the developer.

Long-Term Impact: Long-term impacts may include additional public infrastructure maintenance costs as well as cost incurred in the provision of services such as police, fire, and solid waste collection. Such costs may or may not be off-set by increased property and sales tax revenues and user fees.

## Strategic & Comprehensive Plan Impact

### Strategic Plan Impacts:

Primary Impact: Resilient Economy, 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
07/21/2025	Vacation 16-foot utility easement Atkinson Woods Plat 1, Lot 3 & 4 (B173-25)
05/19/2025	Rezoning from R-2 to R-MF (Ord. 025965)
11/04/2024	Vacation of a portion of Merideth Drive right-of-way. (Ord. 025807)
03/20/1995	Final plat "Atkinson Woods Plat 1" (Ord. 014408)
01/17/1995	Preliminary plat, "Atkinson Woods." (Res. 11-95)

## Suggested Council Action

Approve, "Atkinson Woods Plat 2," pursuant to Council's approval of the related utility easement vacation request (Case #232-2025).