



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: 106 E. Worley Street – Final Plat (Case #223-2025)

Executive Summary

A request by Crockett Engineering (agent), on behalf of The Housing Authority of the City of Columbia and The Columbia Community Housing Trust, a Missouri NonProfit Corporation(owner), for approval of a 1-lot replat/resubdivision of R-MF (Multiple-family Dwelling) zoned property, constituting a replat of Lot 9 of Bergen's Addition, to be known as Bergen's Addition, Plat No. 1A. The approximately 0.37-acre subject site is located directly south of the intersection of East Worley Street and Woodlawn Avenue, and includes the address 106 East Worley Street. (Case #223-25)

Discussion

Crockett Engineering (agent), on behalf of The Housing Authority of the City of Columbia and The Columbia Community Housing Trust, a Missouri NonProfit Corporation (owner), is seeking approval of a 1-lot Final Plat to be known as "*Bergen's Addition, Plat No. 1A*". The subject site contains 0.37-acres of land and is located directly south of the intersection of East Worley Street and Woodlawn Avenue. The subject acreage is comprised of 3-lots that are zoned R-MF (Multiple-family Dwelling) that and sought to be consolidated into a single lot in advance of development. Per statements made during the concept review, these parcels are to be consolidated such that they can be developed with accommodate two, 3-unit residential structures (6 total dwelling units) and required parking.

These parcels were all platted as lot 9 of Bergen's Place in 1868. The eastern 8-feet of the subject site was originally platted as an alley that was vacated in 1962. The acreage was then reconfigured via a survey in 1993 and become known as Tracts C & D. Tract C contains the western two parcels and extends from Worley south to Pendleton Street, while Tract D contains the eastern lot and extends from Worley south to Pendleton Street as well. Per Sec. 29-5.2(d)(1) of the Unified Development Code (UDC), the desired consolidation is considered a resubdivision/replat and must obtain Council approval prior to the issuance of building permits.

The submitted replat requires dedication of an additional 8-feet of right-of-way along the site's West Worley street frontage to comply with half-width requirements of the street given its CATSO Major Roadway Plan classification as a Major Collector. Access to the consolidated lot and prospective dwelling units is not allowed from West Worley per 29-5.1(f)(2)(iii) of the UDC, but will be provided through Pendleton Street on the southern edge of the site.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Previously dedicated utility easements will be rededicated by the plat to comply with the current dedication statement standards. The easement to be rededicated includes the standard 10-foot utility easements along all roadway frontages. There is a 16' sanitary sewer easement that runs diagonal across the southeastern portion of the site that is not being rededicated.

The site lies within the city's urban service area and is served by City sewer, water and electric. Sidewalks already exist on all roadway frontages on the site. 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.

- (i) 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.

Staff is unaware of any restrictions associated with this property that would be eliminated if the proposed replat were approved.

- (ii) 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.

There are no known capacity-related issues associated with the public infrastructure serving this parcel. Evaluation of stormwater impacts with redevelopment and mitigative measures will need to be addressed at the time of building permit submission. No new easements beyond standard 10-foot utility easements along roadway frontages were identified as necessary for the consolidation of these parcels by relevant city staff. Utilities are installed to serve other platted and improved lots near the site that will also be able to serve any future development on this site.

- (iii) 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.

The platting action itself yields opportunity for increased dwelling unit density given the proposed consolidation lessens the encumbrance of setbacks imposed by having individual lots. The result of this replat may be fewer ownership opportunities, but increased dwelling unit density. The replat is not believed to be detrimental to the neighborhood character or property values. Consolidation of the existing lots would facilitate opportunities for development of the site with alternative housing typologies believed consistent with the needs of the community. Furthermore, consolidation may provide an opportunity to create a "transitional" buffer between increased density to the south and lesser density north of West Worley.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

The final plat has been reviewed by both internal/external staff and agencies and found to be compliant with the UDC and is recommended for approval.

Locator maps and the 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, 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: Land Use & Growth Management, Secondary Impact: Infrastructure, Tertiary Impact: Environmental Management

Legislative History

Date	Action
04/29/1993	Tracts A-D Created via Survey (Bk. 976 Pg. 590)
01/15/1963	Alley Vacated
10/24/1962	Alley Vacated (Ord. 1691)
11/30/1868	Approved Final Plat <i>Bergen's Addition</i>

Suggested Council Action

Approve the final plat of *Bergen's Addition*, Plat No. 1A.