



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 6, 2025

Re: Meadow Lane Plat 1 - Final Plat (Case #216-2025)

## Executive Summary

Approval of this request would confer "legal lot" status on two existing lots that would be reconfigured as shown on the attached plat to be known as "Meadow Lane Plat 1". Concurrently, under separate cover, the applicant is seeking approval of two design adjustments from the Unified Development Code that relate to required right of way dedication and sidewalk installation along the subdivision's Meadow Lane frontage. The design adjustments must be approved prior to approval of the attached final plat. The 0.63-acre subject parcel is located east of the intersection of Anderson Avenue and Meadow Lane and is presently improved with two structures addressed as 105 and 107 Meadow Lane.

## Discussion

A Civil Group (agent), on behalf of Jared Zillig and 105 Meadow Lane, LLC (owners), seeks approval of a 2-lot subdivision of R-2 (Two-family Dwelling) zoned property, constituting a replat of parts of Lot 14 of Garth's Addition. The newly created lots are described as Lots 101 and 102 of Meadow Lane Plat 1 and contain 0.24 and 0.39 acres, respectively.

The subject site is presently improved with two single family homes, one on each lot. The lots were created via a 1973 survey and are not considered "legal lots" per the UDC. Furthermore, the home addressed 105 Meadow Lane (proposed Lot 102) requires significant repairs that, according to the owner, exceed the value of the home and as such demolition of the structure is sought. Given this future action and the non-legal lot status of each of the lots, the proposed replat is required prior to issuance of future building permits. Approval of the requested final plat would create legal lots at both 105 and 107 Meadow Lane.

The attached final plat would move the shared lot line between 105 and 107 Meadow Lane south of an existing detached garage and resolve an existing illegal structure that is built over a property line. Additionally, a 10-foot utility easement is being dedicated along the northern edge of the subject site, along Meadow Lane. A new 20-foot shared access and utility easement is also being dedicated along the eastern portion of the subject site which will replace an existing 10-foot access easement serving 105 Meadow Lane (proposed Lot 102).





# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Since the subject acreage consists of previously platted lots that will be rearranged, the proposed platting action is subject to the provisions of Sec. 29-5.2(d) of the UDC and the specific review criteria of Sec. 29-5.2(d)(4). The proposed platting action shall only be approved by the Council if Council determines that:

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;
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; and
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's analysis of the above criteria is provided below.

With respect to the elimination of any existing restrictions, staff has been unable to identify any that would be removed if the proposed replat were approved. The proposed replat would bring the lots into conformity with the current UDC standards. Furthermore, access to 105 Meadow Lane would be improved with the widening of the driveway easement along the eastern portion of 107 Meadow Lane and a new standard 10-foot utility easement would be granted along the Meadow Lane frontage of the subject site.

With respect to the adequacy of public utilities, the proposed replat has been reviewed by all applicable internal and external agencies and no concerns were raised in regards to the capacity or accessibility to public utilities necessary to serve the proposed lots. Any required upgrades or extensions to serve the resulting lots would be installed at the respective property owner's expense.

With respect to the proposed replat being detrimental to other properties within the neighborhood, staff does not believe approval of the replat would create additional burdens that would rise to the level of a neighborhood detriment. The subject property is presently zoned R-2 (Two-family Dwelling) and would be capable, via redevelopment, to accommodate additional development density.

The property addressed 105 Meadow Lane (proposed Lot 102) is sought for redevelopment with a duplex structure which would replace the currently unoccupied single-family home that has structural issues which, according to the applicant, exceed the value of the home. Per Sec. 29-6.4(b) of the UDC, a building permit cannot be issued to lot that does not meet the definition of a "legal lot" which is the purpose of this why this request has been submitted. It should be noted that during the public hearing on the associated design adjustments, the public expressed concerns that redevelopment of proposed Lot 102 with a





# City of Columbia

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duplex would impact traffic/parking issues along the Meadow Lane and further exacerbate stormwater concerns within the neighborhood.

With respect to these concerns, the staff and Commission sought to gain clarity on the current conditions. After receiving testimony on these matters, it was concluded that the expressed concerns could be addressed by alternative methods of parking management and further discussion with applicable city staff. Specifically, discussion of parking restrictions along Meadow Lane were recommended to be held with the Public Works Department and issues with stormwater management could be directed to the Stormwater Utility staff within the Utilities Department.

It should be noted that approval of the final plat is contingent upon approval of the concurrent design adjustments appearing on the October 6 Council agenda under separate cover. Should the design adjustments be denied, this plat would need to be either denied or its approval delayed to allow revisions to be made such that the proposed subdivision would be in conformance with the UDC. The applicant may also choose to withdraw the plat from consideration following the outcome of the design adjustments.

The Planning and Zoning Commission considered this matter at its July 24, 2025 meeting, in conjunction with the requested design adjustments. Staff provided reports on both the design adjustments and final plat and the applicant was present to address Commissioner questions. Multiple members of the public spoke in opposition to this request. Public comments focused on concerns of traffic generation, stormwater management within the neighborhood, and the scale of any future development on the property addressed 105 Meadow Lane. The public spoke positively on the design adjustments.

Following closure of the public hearing, the Commission made a series of motions. Commissioners moved to approve the design adjustments, by separate motions, with the right of way dedication waiver passing (8-0) and the sidewalk waiver passing (6-2). Then following limited additional discussion on the final plat and several procedural questions, a motion was made to approve the plat which passed unanimously by a vote of (8-0). Commissioners also made a motion to have the design adjustments and final plat considered under "Old Business" on the City Council agenda, allowing for discussion and public comments.

The Planning and Zoning Commission staff report, locator maps, the final plat, and meeting minute excerpts are attached for review.

## Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Any utility construction or relocation costs will be borne by the developer.

Long-Term Impact: Potential utility use depending on uses. Any potential impact may or may not be offset by increased user fees and/or property tax collection.





Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the final plat of *Meadow Lane Plat 1* as recommended by the Planning and Zoning Commission.