



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 17, 2023

Re: Gerau Farms, Plat No. 1 – Final Plat (Case #107-2023)

Executive Summary

Approval of the proposed final minor plat, to be known as *Gerau Farms, Plat No. 1*, would create a single legal lot on a 10.08-acre parcel located at 5600 Mexico Gravel Road, approximately 614 feet east of Wyatt Lane.

Discussion

Crockett Engineering (agent), on behalf of The John E. Gerau Trust (owner), seeks approval of a 1-lot final minor plat to be known as, *Gerau Farms, Plat No. 1*. The 10.08-acre parcel is located on the south side of Mexico Gravel Road roughly 614 feet east of Wyatt Lane. R-1 (One-Family Residential) zoning was assigned on the property upon its annexation into the City, in December 2022 (Ordinance # 025220). Approval of the plat will bestow legal lot status on the resulting 9.79-acre lot, in advance of the proposed development of a single-family home.

Access to the property is gained from Mexico Gravel Road, along the northern boundary of the property. Mexico Gravel Road is classified as a major arterial roadway, which requires a minimum of 106 feet of right-of-way (ROW). Sufficient ROW does not currently exist in this location, therefore an additional 18 feet is dedicated by the plat, providing a 53-foot half-width. This dedication of ROW removes approximately 0.29 acres from the parcel, resulting in the 9.79-acre development lot. Additionally, the standard 10-foot utility easement is provided along the property's roadway frontage, providing access to all necessary utility services.

The plat has been reviewed by both internal and external departments/agencies and complies with all requirements of the Unified Development Code. The plat is supported for approval.

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

Fiscal Impact

Short-Term Impact: None. All costs associated with public infrastructure expansion are borne by applicant/developer.

Long-Term Impact: Minimal. Such impacts may include increased sewer maintenance, trash collection, and public safety provision expenditures. Such impacts may or may not be offset by user fees or increased tax collections.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

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: Infrastructure, Tertiary Impact: Not Applicable

Legislative History

Date	Action
12/19/22	Approved annexation and assignment of R-1 permanent zoning. (Ord. 025220)

Suggested Council Action

Approve the final minor plat known as, "Gerau Farms, Plat No. 1."