



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Law

To: City Council

From: City Manager & Staff

Council Meeting Date: July 7, 2025

Re: Amendment Sheet for Preliminary Plat for Armstrong Subdivision

Executive Summary

Staff has prepared an amendment sheet for Council consideration that would require the final plat for Armstrong Subdivision to either extend the right-of-way to the property line or grant an irrevocable public access easement in the same location.

Discussion

During the last Council meeting much discussion was held regarding the need for the public right-of-way to extend to the property line of the proposed subdivision to ensure the adjoining parcel was not left landlocked. A continuance was requested by the subdivider to give time for the parties to discuss and memorialize a resolution. City staff followed up with the applicant and requested a revised preliminary plat reflecting how the access issue would be addressed be submitted no later than Friday, June 27 to allow time for internal review and processing for the July 7 Council meeting.

Unfortunately, City staff has not received any update from the parties relating to the provision of public access to the property line of the proposed subdivision. As a result, an amendment sheet has been prepared which sets forth the requirement to provide access to the adjoining tract in the event the Council desires to move forward with approval of the preliminary plat without the plat document itself being revised to reflect the requirement. The language included on the amendment sheet is the same language discussed during the June 16 Council meeting.

Fiscal Impact

Short-Term Impact: none.

Long-Term Impact: Unknown. There is the potential a condemnation action might need to be brought in the future to acquire the right of way.

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



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Legislative History

Date	Action
NA	NA

Suggested Council Action

No suggested action.