



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 3, 2024

Re: East Vandiver Industrial Park – Plat 1 (Case # 182-2024)

Executive Summary

Approval of the proposed replat would result in the creation of two new lots from two existing lots, known as *Centerstate Plat 1 Lot 19* and *Mid-Mo Industrial Park Blk III (Administrative Plat) Lot 3*. The proposed two-lot final plat is to be known as *East Vandiver Industrial Park – Plat 1*.

Discussion

A request by McClure Engineering (agent), on behalf of Richmond Avenue L.L.C. (owner), seeking approval of a 2-lot final plat. The 7.38-acre site is zoned IG (Industrial) and both lots are currently vacant with some land disturbance. The site is located directly north of the intersection of Lake Ridgeway Road and Vandiver Drive.

The subject site is comprised of two legal lots that have been final platted which allows the proposed subdivision to be processed as a replat. Centerstate Plat 1, Lot 19, is the easternmost lot and was final platted in 2001. The westernmost lot is Mid-Mo Industrial Park Block III Lot 3 and was created through an administrative platting action in 1984. If the replat is approved, the shared lot line between the two parcels would be relocated to follow the drainage ditch that runs through both lots. Presently, the common property line has resulted in portions of the existing legal lots being difficult to develop given their location with respect to the existing drainage feature. The replat would give all of the land to the east of the drainage ditch to the eastern lot and all of the land west of the drainage ditch to the western lot.

The lots have direct access to Vandiver Drive. An additional 23' of right of way is being dedicated for the first roughly 180 feet of lot width, moving west to east, of lot 1, which then tapers to an additional 3' of right of way for the remainder of the lots' frontage. Vandiver is identified as a Major Arterial in the CATSO Major Roadway Plan, which required between 106- and 110-feet of right of way to be dedicated. The half-width dedicated on this site is now at least 53-feet at every point along the lots' frontage. Standard 10-foot utility easements are being dedicated abutting right-of-way. Sidewalk is presently not installed, but will be required with future development of each lot given the "arterial" status of Vandiver Drive.

Pursuant to sec. 29-5.2(d) of the Unified Development Code, approval of a replat is subject the following three (3) criteria. Staff analysis of these criteria are shown in **bold** text.



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- (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 (i.e. lot line adjustment) is 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 and existing infrastructure is capable of supporting future redevelopment. Evaluation of stormwater impacts with redevelopment and mitigative measures, if needed, will be addressed at the time of building permit submission. No additional easements beyond standard 10-foot utility easements were identified as necessary for the subdivision of this land by relevant city staff.

- (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 subject site is surrounded by IG zoning to its south and west. The lots abut R-2 (residential, two family) to the north and a PD (Planned Development) district with commercial uses permissible to the east. The reconfigured lots are not dissimilar in size or characteristics to adjoining IG lots. As the lots are currently legal development could occur without the proposed replat. The replat does not create any new potential for detriment that does not already exist. The new lots will end up being similar in acreage as they are presently if the replat is approved.

The final plat has been found to meet all the standards of the UDC regulations and is recommended for approval.

Locator maps and the final plat are attached for review.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years.

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.



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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
02/26/2001	Approved the final plat of Centerstate Plat 1 (Ord. 16931)
07/26/1984	Approved the administrative plat of Mid-Missouri Industrial Park Block III - Tracts C & D

Suggested Council Action

Approve the final plat of *East Vandiver Industrial Park – Plat 1*.