



Department Source: Community Development - Planning
To: City Council
From: City Manager & Staff
Council Meeting Date: April 15, 2024
Re: H.E. Johnson Subdivision Plat 2 – Final Plat (Case #103-2024)

Executive Summary

This request will approve a 1-lot final minor plat of PD (Planned Development) zoned property, to be known as “*H.E. Johnson Subdivision Plat 2*” which constitutes a consolidation of one legal lot and one survey tract. The request is being considered concurrently with the proposed rezoning of 107 E. Texas Avenue to PD (Planned Development) and its incorporation into an updated development plan known that will be known as the “Phoenix House PD - Development Plan” (Case #105-2024). Additionally, a request to approve a partial utility easement vacation along the boundary of the existing Phoenix House parcel (Lot 2 of the H.E. Johnson Subdivision) and Tract 2 of a Survey recorded in Book 333, Page 431 will be presented to Council for consideration (Case #104-2024).

Discussion

Engineering Surveys & Services (agent) on behalf of Burrell, Inc. (owner), seek approval of a 1-lot final minor plat to be known as “*H.E. Johnson Subdivision Plat 2*” that constitutes a consolidation plat of Lot 2 of H.E. Johnson Subdivision and Tract 2 of the Survey recorded in book 333 page 431. The 4.93-acre subject site is located south of the intersection at Newton Drive & E Leslie Lane, and includes the address 90 E Leslie Lane and 107 E. Texas Avenue.

Lot 2 of H.E. Johnson Subdivision is currently platted and holds legal-lot status. However, Tract 2 is unplatted and requires both Planning and Zoning Commission review/recommendation and Council approval in order to obtain legal-lot status. This request was approved by the Planning and Zoning Commission at their March 21, 2024 meeting.

E. Texas Avenue is identified as a neighborhood collector on the CATSO Major Roadway Plan which requires a 53' right-of-way. East Leslie Lane has no CATSO designation but requires a 50' right-of-way. Both rights-of-way have appropriate width and no additional right-of-way is necessary. Standard 10-foot utility easements are shown as being dedicated across both street frontages. An existing stormwater easement is located on the northwest corner of the site. The site is served by all City utilities and requires no other public utility infrastructure expansion at this time.

The proposed final plat is substantially compliant with the proposed PD Plan for the acreage that is presented with Case #105-2024 that appears on the Council's April 15 agenda as a separate business item. Per the UDC, the PD Plan also serves as this acreage's preliminary plat. Per Case #104-2024, the majority of the 8-foot utility easement shown along the eastern and northern boundaries of Tract 2 is to be vacated. Given the consolidation plat is being processed in advance of the easement vacation the easement is shown in its entirety. Upon



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approval of the vacation request, a 3,423 square feet portion of the easement will be eliminated. A 10.05-foot portion of the existing easement will be retained at the southeast corner of former Tract 2 such at access to public sewer is maintained for the southern portion of the newly platted lot from E. Texas Avenue.

The Planning and Zoning Commission held a public hearing on this request at its March 21, 2024 meeting. Staff provided its report and the applicant was present to answer questions. No one from the public spoke on this matter. Following limited Commission discussion, a motion was made to approve the requested final plat which was approved by a vote of (8-0).

A copy of the Planning and Zoning Commission staff report, locator maps, final plat, proposed PD Plan/Preliminary Plat, easement vacation, and meeting minute excerpts are attached.

Fiscal Impact

Short-Term Impact: None. Expenses for expansion/relocation of utilities borne by the applicant.

Long-Term Impact: Limited. Impacts may include infrastructure maintenance, public safety and solid waste services costs. Site's future improvements supported by existing infrastructure. Impacts may or may not be offset by increased user fees and/or property tax collections.

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: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
05/03/2004	Approved Rezoning/Phoenix House C-P Development Plan (Ord. 018067)
04/02/1984	Approved H.E. Johnson Subdivision (Ord. 10135)

Suggested Council Action

Approve the final plat of *H.E. Johnson Subdivision Plat 2* as recommended by the Planning and Zoning Commission.