



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 16, 2018

Re: Centerstate Plat 14 – Final Plat (Case #18-17)

## Executive Summary

If approved, this request will create a 3-lot final plat known as, “Centerstate Plat 14.”

## Discussion

The applicant is seeking approval of a 3-lot final plat to be known as “Centerstate Plat 14” The subject site is located between Highway 63 and Vandiver Drive and contains 7.66 acres. The proposed plat will create 3 development lots containing 2-3 acres each. Concurrent applications for a revised preliminary plat (Case #18-35) and rezoning (Case #18-18) are being considered by Council on the January 16 agenda.

The revised preliminary plat (Case #18-35) has been required due to the division of the subject site into 3 individual development lots which is considered a substantial deviation from the originally approved preliminary plat for Centerstate (2001) and the approved final plat known as “Centerstate Plat 13”. The proposed rezoning request (Case #18-18) seeks to change the current PD (Planned District) designation to IG (Industrial District) to better address market conditions.

The final plat includes the dedication of a 6-foot strip of utility easement, adjacent to the existing easement along the southwestern edge of the property necessary to cover an existing sewer line which was not covered by the original easement in this location. Additionally, easements are being provided to permit the extension of sewer service to Lot 1 and installation of water to all three parcels. All other necessary easements and rights of way were dedicated on “Centerstate Plat 13.”

The final plat is in substantial conformance with revised preliminary plat (Case #18-35) and meets all regulatory standards of the UDC. The plat is recommended for approval by staff.

Locator maps, final plat, and a copy of the preliminary plat are attached.

## Fiscal Impact

Short-Term Impact: None. All required infrastructure improvements will be at the expense of the developer.

Long-Term Impact: Long-term impact will be incurred in the provision of public safety and utility services to the proposed lots. Such expenses may or may not be off-set by increased user fees and property taxes.



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

## Strategic & Comprehensive Plan Impact

### Strategic Plan Impacts:

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

### Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Economic Development, Tertiary Impact: Infrastructure

## Legislative History

Date	Action
8/21/2012	Approved Centerstate Plat 13 (Ord. 21385)
6/22/2001	Approved the Preliminary Plat of Centerstate (Res. 59-01)

## Suggested Council Action

Approve the proposed final plat to be known as "Centerstate Plat 14."