



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 21, 2025

Re: Fike Subdivision, Plat 1A – Final Plat (Case #58-2025)

Executive Summary

Approval of this request would result the in creation of a 4-lot final plat to be known as “Fike Subdivision, Plat 1A”. A preliminarily plat of the same acreage was approved by Council in November of 2024 (R206-24). The 5.3-acre subject site is located east of the roundabout for E. Prathersville Road and Highway 763. **(Case # 58-2025)**

Discussion

McClure Engineering (agent), on behalf of Fike Properties, LLC (owner), seek approval of a 4-lot final plat of 5.3 acres of IG (Industrial District) zoned property, to be known as “Fike Subdivision, Plat 1A”. The subject acreage was final platted as a single lot in 2022 concurrent with its requested voluntary annexation and permanent zoning to IG. In November of 2024, a revised preliminary plat for the subject acreage was approved. The submitted final plat is substantially consistent with the approved preliminary plat. The site is bound on the south by East Prathersville Road, on the west by city M-C (Mixed Use – Corridor), on the east by IG zoning that was recently annexed and permanently zoned, and on the north by county R-M (Residential Moderate Density).

Proposed Lots 1B & 1C will have access provided via a private 36-foot wide irrevocable ingress/egress easement in lieu of a public street as allowed by Sec. 29-5.1(f)(2) of the UDC to ensure all lots meet access and frontage requirements. A private access was viewed as appropriate given Lots 1A & 1D cannot have individual access directly to E. Prathersville Road since they contain fewer than 300-feet of roadway frontage on an arterial or collector roadway. Furthermore, provision of an easement for access maximizes developable acreage, by reducing right of way dedication requirements, and eliminates future public street maintenance costs borne by the City. The proposed improvements within the access (i.e. pavement width) will be sufficient to meet Fire Code and industrial traffic needs.

Lot 1D is largely encumbered by a type-II stream buffer adjacent to the Cow Branch which, per Sec. 12A-236 of the City Code, requires a 100-foot buffer, 50-feet on both sides of the centerline of the waterway. A standard 10-foot utility easement is to be dedicated abutting E. Prathersville Road right of way upon final platting. Electric services will be provided by Boone Electric. Fire protection will be provided by the City.

In addition to the standard utility easement along East Prathersville Road, a 20-foot utility easement is proposed to run north/south along the shared lot lines up to the northern edge of the site, to accommodate an approved water line extension and allow for placement of a future public sewer main. There is also a 16-foot public utility easement being dedicated



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along the entire northern edge of the site to connect to sewer services in the northeast corner of the site where it may then connect to the lot to the west to facilitate elimination of a current on-site lagoon on the property if/when that site elects to plat in order to receive a building permit. Water will be provided by the City. The extension of the sewer will start from the northeastern edge of the site, where a 16-foot off-site utility easement was dedicated in book 5976 page 61 to allow the sewer extension across the neighboring property to the east into this property.

The additional sewer easements are shown to ensure sewer access to all the proposed lots within the subdivision. The easement along the northern edge allows connection to an existing sanitary sewer line maintained by the Boone County Regional Sewer District (BCRSD), to the east, that ultimately connects to City sewer facilities south of East Prathersville Road. On September 17, 2024, the BCRSD Board of Trustees voted to allow the City of Columbia to provide sanitary sewer service to the subject acreage. The newly created lots will be City sewer customers and sewer line construction will be subject to city standards and applicable connection/ recurring monthly charges. This was considered at the time of preliminary platting.

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

A copy of locator maps, final plat, approved preliminary plat, and BCRSD Letter of Consent are attached for review.

Fiscal Impact

Short-Term Impact: None anticipated. Any costs associated with relocation of public utilities to be borne by the applicant.

Long-Term Impact: Potential impacts may include additional public infrastructure maintenance (i.e. electric, sewer, and water) as well as public safety and solid waste collection costs. Such impacts may or may not be off-set by increased property tax collections or user-fees.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable and Sustainable Infrastructure, Secondary Impact: Resilient Economy, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Infrastructure



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Legislative History

Date	Action
11/18/24	Approved Preliminary Plat of Fike Subdivision Plat 1A (R-206-24)
04/18/22	Approved Final Plat of Fike Subdivision Plat 1 (Ord. 024993)
04/18/22	Voluntary annexation and permanent IG zoning (Ord. 024992)

Suggested Council Action

Approve the requested final plat to be known as “*Fike Subdivision, Plat 1A*”