



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 15, 2019

Re: Wellington Gordon's Subdivision Plat No. 2 – Final Plat (Case 129-2019)

Executive Summary

Approval of this request would result in the consolidation of two lots to facilitate expansion of the existing building to the north, and relocation of required parking south of the building.

Discussion

The applicant is seeking approval of a replat of Lots 10 and 11 of Wellington Gordon's Subdivision. The owner of the two properties intends to expand the gym located on Lot 11 to the north. In doing so, the existing parking area will be displaced. The applicant is seeking this replat to combine the two lots into one to permit the expansion of parking on the southern half of the parcel. One required handicapped parking space will remain to the north of the building, where accessibility is more easily achieved.

Section 29-4.3(f)(1) of the UDC indicates that parking must be located on the same lot as the primary use. The UDC also disallows the building of a structure across a lot line. In this instance the proposed parking area (the structure) is anticipated to cross the existing lot boundary between Lots 10 and 11 further necessitating the lot consolidation.

The site is served by all City utilities; however, two feet of additional right-of-way for Old Highway 63 is required to meet City street standards. This additional right-of-way is dedicated on the plat, along with the standard 10 foot utility easement across the frontage of the property. There is an existing sidewalk across the property. The plat has been reviewed by staff and has been found to meet all development requirements of the UDC.

A copy of the 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: None anticipated.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Vision & Strategic 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: Infrastructure, Tertiary Impact: Not Applicable

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the final plat of, "Wellington Gordon's Subdivision Plat No. 2."