



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 4, 2025

Re: 2100 Lake Ridgeway – Final Plat (Case #227-2025)

## Executive Summary

A request by McClure Engineering Co (agent), on behalf of Richmond Avenue LLC (owner), for approval of a 2-lot replat/resubdivision of IG (Industrial - General) zoned property, constituting a replat of Lot 1 of the Administrative Plat known as CENTERSTATE CNG, to be known as Centerstate CNG Plat 1A. The approximately 4.47-acre subject site is located southeast of the intersection of Vandiver Drive and Lake Ridgeway Road, and includes the address 2100 Lake Ridgeway.

## Discussion

McClure Engineering (agent), on behalf of Richmond Avenue LLC (owner), is seeking approval of a 2-lot replat to be known as "CENTERSTATE CNG PLAT 1A". The subject site contains 4.47-acres of land and is located southeast of the intersection of Vandiver Drive and Lake Ridgeway Road. The subject acreage is comprised of 1 lot that is zoned IG (General Industrial) and is presently improved with two structures.

The existing lot was created in 2013 pursuant to the Administrative Plat provisions of the then existing subdivision regulations and was originally part of Lot 20 of Centerstate Plat 1 which was approved in 2001. The submitted replat shows dedication of an additional 3-feet of right-of-way along the parcel's Vandiver Drive frontage, a major arterial, to comply with its CATSO Major Roadway Plan designation.

The two created lots will be lots 1A and 1B, with lot 1A containing the existing two structures on the site, and lot 1B available for development. Lot 1A is currently accessed off Lake Ridgeway Road, and will only be able to derive access from Lake Ridgeway Road given its if Vandiver frontage is fewer than 300 feet. Lot 1B, however, is greater than 300 feet in width; therefore, is permitted access from Vandiver which is its only public street frontage. The proposed lot lines for this plat generally follow a drainage channel and city sanitary line running diagonally, from northwest to southeast, on the site.

Upon approval of the final plat, there will be standard 10-foot utility easements dedicated along all public street frontages. Additionally, a 16-foot wide utility easement will be dedicated south of the north most building on the site. Sidewalks have already been constructed along all road frontages on the site. The site lies within the city's urban service area and is served by City sewer, water and electric.



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Pursuant to sec. 29-5.2(d) of the UDC and given the attached plat is considered a "resubdivision/replat", approval of this request is subject the following three (3) criteria. Staff analysis of these criteria are shown in **bold** text.

- (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 were 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. Evaluation of stormwater impacts with redevelopment and mitigative measures will need to be addressed at the time of building permit submission. New easements include standard 10-foot utility easements along roadway frontages and a 16-foot wide utility easement dedicated south of the northern most existing building on Lot 1A. Utilities are installed to serve existing structures on site and are able to serve the unimproved lot created by this replat without new easement dedication.**

- (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 platting action itself yields new ownership opportunities on the site by creating a new lot. The replat does not abut residential development and is not believed to be detrimental to surrounding neighborhood character or property values. Creation of a new lot may facilitate opportunities for development of the site by creating such new ownership opportunity.**

The final plat has been reviewed by internal/external staff and agencies, is found to be compliant with the UDC, and is recommended for approval.

Locator maps and the final plat are attached for review.



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

## 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: Not Applicable, Tertiary Impact: Not Applicable

### Comprehensive Plan Impacts:

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

## Legislative History

Date	Action
02/13/2013	Approval of Administrative Replat of Lot 20 of Centerstate CNG
06/05/2001	Approved Final Plat <i>Centerstate Plat 1</i> (Ord. 16931)

## Suggested Council Action

Approve the final plat of *Centerstate CNG Plat 1A*.