



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 6, 2021

Re: Concorde Office & Industrial Plaza Plat 12-A – Replat (Case # 302-2021)

Executive Summary

Approval will result in the creation of a 1-lot final plat to be known as *Concorde Office & Industrial Plaza Plat 12-A*.

Discussion

A request by Crockett Engineering (agent), on behalf of The Lemone Family Limited Partnership, LLLP and Sail 58 LLC (owners), seeking approval of a one-lot replat of property located at 2400 Maguire Boulevard. The proposed replat would consolidate two lots and part of a third into a single “legal lot” containing 13.77-acres. The subject site is zoned IG (Industrial) and is located approximately 0.7-miles south of Stadium Boulevard on the east frontage of Maguire Boulevard.

The subject site contains one lot and part of another originally platted as Lot 25 and Lot 26 of the Concorde Office & Industrial Plaza Plat 12 and Lot 27 of the Concorde Office & Industrial Plaza Plat 14, recorded in 1995 and 2005 respectively. A portion of the overall site is improved with the Beyond Meat plant located on existing Lot 26. The existing lots are proposed to be consolidated into a new Lot 26A to facilitate a future building expansion. The platting action would remove the interior lot lines created by prior platting actions. Expansion of the existing structure over platted interior property lines is prohibited pursuant to Section 29-5.1(f)(3) of the UDC. The subject site is presently shown as a single tax parcel by the Boone County Assessor.

Proposed Lot 26A would take access from Maguire Boulevard. Existing utility easements are in place and no additional right-of-way is necessary. Sidewalks are not currently in place on two of the three parcels, but will be required with any development. No other public utility extensions are required at this time.

The final plat meets all the standards of the UDC regulations and is recommended for approval by staff.

Locator maps and the final plat are attached for review.



Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Possible impacts could be public infrastructure maintenance such as roads, sewers, and water, as well as public safety and solid waste service provision. Future 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: Reliable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Economic Development, Tertiary Impact: Not Applicable

Legislative History

Date	Action
5/2/2005	Approved final plat of <i>Concorde Office & Industrial Plaza Plat 14</i>
6/19/1995	Approved final plat of <i>Concorde Office & Industrial Plaza Plat 12</i>

Suggested Council Action

Approve the final plat of *Concorde Office & Industrial Plaza Plat 12-A – Replat*.