



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 20, 2021

Re: Woodrail Plat 6A – Final Plat (Case #300-2021)

## Executive Summary

Approval will result in the combination of Lot 3 and the southern half of Lot 4 of Woodrail Plat 6, to create a single 1.05-acre lot. The additional lot area will permit a planned expansion of the home which currently exists on Lot 3 (3300 Westcreek Circle).

## Discussion

Engineering Surveys & Services (agent), on behalf of Travis & Naomi McGee (owners), seek to consolidate Lot 3 and the southern half of Lot 4, of "Woodrail Subdivision, Plat 6," to create one legal lot for the purpose of expanding the existing home on Lot 3. The original owners of Lots 3 and 5 of "Woodrail Subdivision Plat 6" acquired and split the interceding Lot 4 to enlarge their properties. However, the properties with the additional acreage from Lot 4 have never been formally platted into 'legal lots', per the Unified Development Code. The current request includes only that property owned by Mr. & Mrs. McGee.

A related case (# 297-2021) sought the vacation of an existing utility easement across Lots 3 and 4 which significantly diminished the buildable area of Lot 3. The easement was dedicated by the original subdivision plat; however, another easement was dedicated parallel to the subject easement and neighboring properties were served by the duplicate easement. The vacated easement did not contain any utilities and no longer served a purpose for the subject lots. Together with the current final plat, the easement vacation prepares the lot for expansion of the McGee's existing home.

The replat has been reviewed by internal and external staff and has been found to be compliant with the subdivision standards of the UDC.

Locator maps and final plat are attached.

## Fiscal Impact

Short-Term Impact: None.

Long-Term Impact: None.



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

## 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: Not applicable, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
12/6/2021	Approved vacation of a utility easement on Lots 3 & 4, Woodrail Plat No. 6
7/10/1978	Approved Woodrail - Plat No. 6 (Ord. #007876).

## Suggested Council Action

Approve, "Woodrail Plat No. 6A."