



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 5, 2022

Re: SAP Subdivision – Final Plat (Case # 234-2022)

## Executive Summary

Approval of this request will result in the creation of a 2-lot final plat to be known as *SAP Subdivision*.

## Discussion

Engineering Surveys & Services (agent), on behalf of SAP Holdings LLC (owner) is seeking approval of a two-lot minor plat to be known as SAP Subdivision that would confer “legal lot” status upon the property and allow issuance of future building permits for anticipated site improvements. The 19.05-acre site is unimproved, located northeast of the US 63 and Paris Road interchange, and contains the addresses 4150 Paris Road and 3501 Hinkson Creek Road.

Proposed Lot 1 is accessible from a MoDOT approved access point onto Paris Road which is a major arterial on the CATSO Major Roadway Plan (MRP) that requires no additional right of way (ROW) dedication. Any work within the ROW will require a MoDOT permit given it is within their jurisdiction. Lot 2 takes access from the gravel surfaced Hinkson Creek Road which is a major collector on the MRP and the appropriate 33' half-width of ROW is being dedicated. Sidewalk exists on Paris Road, but not on Hinkson Creek Road and would be required to be constructed with any development of the site.

Standard 10' utility easements are being dedicated along all roadway frontages. All utilities and services for the property are in City of Columbia territory; however, Lot 2 does not have access to City water or sewer and is notated as 'not for development' on the plat. Additionally, Boone Electric has an overhead power line on the southern side of the site. Fire protection services are provided by City Fire Station #4, located 1.4-miles to the southwest.

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

The Planning and Zoning Commission considered this request at their November 10, 2022 meeting. The applicant and owners were available for questions. A representative of a neighboring property owner relayed concerns about potential sewer extension and commercial use of the proposed Lot 2. Staff relayed that proposed Lot 2 is notated as “not for development” and that the property is currently zoned “Agriculture”. Following limited additional discussion, a motion to recommend approval of the final plat was unanimously approved (8-0).



The Planning Commission staff report, locator maps, final plat, and meeting minute excerpts are attached.

## 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: Not applicable, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
N/A	N/A

## Suggested Council Action

Approve the final plat of *SAP Subdivision* as recommended by the Planning and Zoning Commission.