city of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning
To: City Council
From: City Manager & Staff
Council Meeting Date: April 6, 2026
Re: Centerstate Plat 7B (Case # 77-2026)
Impacted Ward: Ward 3

Executive Summary

Approval of this request would result in the resubdivision of Lots 2A and 2B of Centerstate Plat 7A into two lots, to be known as Lots 2A1 and 2B1 of "Centerstate Plat 7B". The 5-acre subject site is zoned PD (Planned Development), and is being considered concurrently with a request to rezone the site to the M-C (Mixed Use – Corridor) district (Case #76-26). The rezoning of this site must be approved prior to approval of this plat. The site is located directly southeast of the intersection of Woodard Drive and Vandiver Drive, and is unaddressed.

Discussion

Allstate Consultants (agent), on behalf of DLP Properties LLC (owner), is requesting approval of a two-lot replat of PD zoned property, to be known as Centerstate Plat 7B. This request is being concurrently considered with a rezoning of the acreage to the M-C zoning district under Case #76-26 which appears under separate cover on the April 6 Council agenda. The requested rezoning must be apaproved to authorize approval of this request. If the requested rezoning were to not be approved a "major" PD Plan amendment would be required showing the proposed lot rearrangement before a new platting action could occur

The 5-acre subject site is located southeast of Woodard Drive and Vandiver Drive, and the site has never been developed, nor has a site-specific PD Plan been submitted for the property. The replat includes two lots that were previously platted with the recording of Centerstate Plat 7A, an administrative plat. The site was originally created as one lot with Centerstate Plat 7 prior to approval of the aforementioned administrative plat. Because Administrative Plats are not approved by City Council, the existing plat does not have an ordinance number.

The proposed final plat reconfigures the two existing lots into a northern lot and southern lot, as opposed to the existing eastern lot and western lot. Lot 2B1, the northern lot, is 1.07 acres in size and will have access from Restaurant Row as it does not have adequate width to derive access from Vandiver Drive. Lot 2A1, the southern lot, is 3.91 acres in size and may derive access from Restaurant Row or Bass Pro Drive, but will likely not be able to derive access from Vandiver due to its proximity and inability to meet required driveway spacing standards with respect to the existing signalized intersection at Vanidver Drive and Bass Pro Drive.

The proposed final plat includes all easements of record. Access to the site is provided through the existing private street network of Restaurant Row and Bass Pro Drive. Both of these private streets have width consistent with or in excess of the required paving width for local non-residential streets, and would be able to accommodate development of these lots. If development on these sites results in greater than 100 trips at peak hour, the City may

require a Transportation Impact Study (TIS) be performed. Whether a TIS is required will be determined during building permit review.

An additional 3 feet of right-of-way is being dedicated for sections of Vandiver Drive, resulting in 53-feet of half width for the section of the subject site fronting Vandiver. 53-foot half width is standard for a major arterial, which requires 106-feet of total width of right-of-way. Standard 10-foot utility easements, at a minimum, are being dedicated along all frontage of public roads. A 16-foot utility easement is also being dedicated from the northeast corner of the site traversing across Lot 2A1 to Lot 2AB to allow a sewer extension. 20' utility easements are being dedicated along the frontage of Bass Pro Drive, on top of an existing 16-foot sewer easement on the site.

Pursuant to Sec. 29-5.2(d) of the UDC, approval of a submitted final plat must be reviewed according to the criteria for a "resubdivision/replat," which requires analysis of the following three (3) criteria. Staff analysis follows each criterion.

1. **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.**

   The proposed plat would not remove any restrictions from the existing plat. All easements of record, and all new easements necessary for the proposed development are depicted on the plat.

2. **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.**

   Staff has evaluated the existing utility infrastructure and did not identify any limitation or concerns. A sewer main will need to be extended to serve the lots, and plans have been submitted. No additional upgrades or extensions to public infrastructure are required; however, any necessary improvements to serve future development on the property would be installed at the owner's expense.

3. **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.**

   Staff does not anticipate any detrimental impacts on the adjacent properties resulting from the replat. The internal private streets are accessed via Vandiver Drive. The existing private streets have the capacity and design to capture commercial traffic volumes consistent with development opportunities for this site.

The proposed final plat has been reviewed by both internal/external staff and agencies and has been found to be compliant with all provisions of the UDC. All applicable easements of record are depicted on the final plat and all necessary new easements have been shown. Approval of the requested replat is contingent upon Council authorizing the rezoning of the subject site from PD to M-C, under Case #76-26.

Locator maps and final plat are attached for review.

Fiscal Impact

Short-Term Impact: No short-term costs are expected for the City. All necessary improvements are to be installed at the developer's expense.

Long-Term Impact: Any potential impact may or may not be offset by increased user fees and/or property tax collection.

Strategic & Comprehensive 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: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
06/28/2005	Approved administrative final plat "Centerstate Plat 7a"
06/07/2005	Approved final plat "Centerstate Plat 7" (Ord. 018523)
04/20/1998	Approved rezoning of site from A-1 to C-P (Ord. 015580)

Suggested Council Action

Approve the final plat of "Centerstate Plat 7B" subject to approval of the concurrent rezoning as discussed under separate cover and appearing on the Council's agenda as Case # 76-26.