city of Columbia

701 East Broadway, Columbia, Missouri 6520

Department Source: Community Development - Planning
To: City Council
From: City Manager & Staff
Council Meeting Date: April 20, 2026
Re: Spring Brook, Plat No. 2A (Final Plat) & 2nd Amendment to Ord. 025364(Case # 61-2026)
Impacted Ward: Ward 6

Executive Summary

Approval of this request would result in the consolidation of Lot 7 of Spring Brook Plat No. 2 and that portion of Lot 1A of the State Farm Subdivision Block 2 that was shown as proposed Lot 6 on the approved preliminary plat for the overall Spring Brook Subdivision, into one lot, to be known as lot 7A of "Spring Brook, Plat No. 2A". The 2.3-acre subject site is zoned M-C (Mixed Use - Corridor), is located approximately 500-feet southeast of the intersection of South Providence Road and Veterans United Drive, and includes the address 4605 Stellar Drive.

Approval of this request would also authorize the City Manager to sign a second amendment to the approved development agreement governing off-site infrastructure improvements associated with the overall Spring Brook Subdivision that would have been triggered by the final platting of what was to be Lot 6. The development agreement has been amended previously for items not pertaining to the final platting of these lots, and the proposed second amendment would revise the infrastructure installation obligations contained within Section 2(a)(iii-v) of the existing development agreement.

Discussion

Crockett Engineering Consultants (agent), on behalf of Mid-AM Development, LLC (owner), is seeking approval of a 1-lot replat of M-C zoned property, to be known as Spring Brook, Plat No. 2A and approval of a second amendment to the development agreement governing off-site infrastructure improvements for the overall Spring Brook Subdivision. The 2.3-acre subject site is located at 4605 Stellar Drive. The replat includes two tracts, both of which have been previously platted.

The subject lots are part of the Spring Brook Preliminary Plat and were identified as all of Lots 5 and 6. Lot 5 of the preliminary plat was final platted as Lot 7 of Spring Brook Plat 2. Lot 6 has not been final platted; however, was a portion of Lot 1A of State Farm Subdivision Block 2. Lot 6 was illustrated on the approved preliminary plat of the Spring Brook Subdivision with approximately 193-feet of roadway frontage along Stellar Drive (now constructed) and is fully encompassed on the submitted final plat. Given Lot 6 has not been formally platted as an individual lot and will be divided from the larger unsubdivided tract remainder of Lot 1A of the State Farm Subdivision Block 2, this request is considered a replat and subject to the replat/resubdivision review criteria of Sec. 29-5.2(d) of the UDC which are evaluated below.

The proposed final plat includes all easements of record. As access to this site is facilitated through a 50-foot-wide private street within a recorded driveway easement that is overlain with a 37-foot-wide public utility easement extending from the private street centerline westward along the site's eastern boundary. These dedications are adequate to provide access and utility service placement to the site. Public right of way dedications along site's

Providence Road frontage were previously obtained and the standard 10-foot utility easement will be dedicated along the site's Providence Road frontage for what was to become Lot 6 upon recording of the plat. A variable waterline easement (16- to 20-feet wide) has been dedicated from each side of the waterline's centerline along the western edge of the property.

The existing development agreement that was authorized with the preliminary platting of this site stipulates that prior to approval of any final plat for lots 6-11 of the preliminary plat, the following roadway improvements were required to be concurrently installed:

1. A separate **southbound left-turn lane** on **Providence Road** at Corporate Lake Drive
2. A separate **northbound left-turn lane** on **Providence Road** at Corporate Lake Drive
3. A separate **northbound right-turn lane** on **Providence Road** at Corporate Lake Drive

Given the requested final plat would be platting what was identified as Lot 6 of the preliminary plat, revisions to the development agreement are necessary if this final plat is to be approved prior to the aforementioned roadway improvements being installed. Staff believes amending the development agreement to allow final platting of proposed Lot 6 of the preliminary plat prior to these improvements is acceptable.

Expanding the area of what has been final platted as Lot 7 would allow for a larger structure to be placed on the lot, but must fall within the projected trip generation ranges for the two lots that were provided with the Traffic Impact Study (TIS) that informed the development agreement that accompanied the preliminary plat. If a use is proposed on the newly created larger lot that is more intense than that considered in the TIS for the combined individuals lots, a new TIS would be necessary, and may require a further amendment to the development agreement should the applicant desire to not install the additional infrastructure to support the more intense use.

Staff and the applicant have negotiated the revisions to the attached second amendment to the existing development agreement. The amendments proposed will affect Section 2(a)(iii-v) and state that the same roadway improvements presently identified as being trigger by the platting of Lots 6-11 would be required in the future prior to the final platting of any portion of lots 7-11 of the preliminary plat.

Pursuant to Sec. 29-5.2(d) of the UDC, approval of the 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 water main will need to be extended along the east side of the private street within the driveway easement, but can be handled at the time of land disturbance plan submittal. 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 street is accessed from the north via Adler Drive, which connects to Veterans United Drive and through the south via Flagler Drive, a private street, that is accessed from the east side of the intersection of Providence Road and Corporate Lake Drive.

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. The attached amended development agreement has been submitted so that the portion of previously preliminary platted Lot 6, as shown on the Spring Brook Preliminary Plat, can be added to Lot 7 for Spring Brook Plat 2 without triggering roadway improvement obligations. Approval of the request final plat is contingent upon Council authorizing the City Manager to sign the amended development agreement.

Locator maps, final plat, and second amendment to the development agreement 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
07/07/2025	Approved first amendment to Development Agreement (Ord. 026008)
11/22/2023	Approved "Spring Brook Plat No. 2" (Ord. 025487)
06/20/2023	Approved "Spring Brook Preliminary Plat" and a Development Agreement (Ord. 025364)
12/22/2020	Approved "State Farm Subdivision Block 2" (Ord. 24466)

Suggested Council Action

Approve the final plat of "Spring Brook, Plat No. 2A" and authorize the City Manager to execute the attached second amendment to the development agreement governing the timing of off-site infrastructure improvements associated with the Spring Brook Subdivision.