



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 15, 2019

Re: Gas Light Industrial Park Plat 4 - Final Plat (Case #147-2019)

Executive Summary

Approval will result in the creation of two lots from the combination of an existing lot and currently unplatted property, along with the dedication of standard utility easements along all roadway frontages and a sewer easement for an extension of service.

Discussion

A Civil Group (agent) on behalf of 763 Real Estate, LLC (owner) is seeking approval for a 2-lot final plat of IG (Industrial General) zoned property, constituting the replat of Lot 2 *Gas Light Industrial Park Plat 3* and the final plat of previously unplatted property, to be known as *Gas Light Industrial Park Plat 4*. The approximately 3.25-acre site is located on the east side of Highway 763, approximately 550 feet north of International Drive, and is commonly addressed as 5210 and 5250 N. Highway 763.

The Planning and Zoning Commission considered this request at their June 20, 2019 meeting. Staff presented its report; no one from the public spoke on the matter. Following limited discussion, a motion to approve the final plat was passed (7-0).

The Planning Commission staff report, locator maps, final plat, previously approved plat of *Gas Light Industrial Park Plat 3*, 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: 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



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Strategic & Comprehensive Plan Impact

[Strategic Plan Impacts:](#)

Primary Impact: 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
10/20/2014	Approved the final plat of <i>Gas Light Industrial Park Plat 3</i> (Ord. #22248)

Suggested Council Action

Approve the final plat for *Gas Light Industrial Park Plat 4*.