



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 20, 2023

Re: Mataora Subdivision, Plat 4 – Preliminary Plat (Case #181-2023)

Executive Summary

Approval of this request would result in the creation of a 12-lot preliminary plat to be known as "Mataora Subdivision, Plat 4". The 3.06-acre parcel is located northwest of the intersection of Ria Street and Ballenger Lane north of City Fire Station #5. The preliminary plat is a replat of 4 lots from Mataora Subdivision Plat 2 and Lot 2A of Columbia Fire Station #5, Plat 2 which was recently acquired by the applicant. Lot 2A also included the former Ballenger Lane/Hector Place right of way north of Ria Street.

Discussion

Simon & Struempf Engineering (agent), on behalf of Zafar Ahmad (owner), is seeking approval of a 12-lot preliminary plat of R-2 (Two-family Dwelling) zoned property, to be known as "Mataora Subdivision Plat 4". The proposed preliminary plat constitutes a replat of the four (4) lots shown on the Mataora Subdivision Plat 2 north of Ria Street and Lot 2A of the Columbia Fire Station #5, Plat 2 into the proposed 12-lots. Eleven Lots are proposed to accommodate residential dwellings and one lot will be retained for stormwater management purposes. Given the site's R-2 zoning and proposed lot sizes, future development may include either single- or two-family dwellings.

Development to the west and south of the subject site is predominately two-family. The applicant owns all the two-family dwellings existing on Nick Court to the west of the site. The proposed development will extend Nick Court, shown as Nick Street, to Ballenger Lane. Given Nick Court will be extended and no longer classified as a 'Court', the applicant has been advised that a street renaming will be necessary to ensure no issues arise with emergency response once construction of the development is complete. An application for this renaming will appear as a separate agenda item on a future Council agenda.

The development will require the extension of sanitary sewer and water to serve the future lots within the development which will be provided from the west. There are no known capacity issues associated with the infrastructure serving the site. Standard 10-foot utility easements along all public right of way have been shown as well as a new 16-foot sanitary sewer easement between Lots 4-11 on the plat. These easements will be dedicated upon recording of the final plat.

The proposed development will be required to install public sidewalk along street frontages (new or existing) that abut the property. Pursuant to the sale contract to purchase Lot 2A of Columbia Fire Station #5, the applicant was obligated to install a stripped pedestrian crossing west of the intersection of Hector Place and Ria Street in lieu of constructing



City of Columbia

701 East Broadway, Columbia, Missouri 65201

sidewalk in front of Fire Station #5 on Ria Street. This alternative was required given existing drainage improvements in front of the fire station impeded the applicant's ability to build sidewalk in the standard location. The improvement, once installed, will ensure a continuous sidewalk connection along Ria Street abutting the development all the way to Ballenger Lane.

This request was considered by the Planning and Zoning Commission at its October 19, 2023, meeting. Staff gave its report and the applicant was present to answer questions. No one from the public spoke regarding the request. The Commission questioned if some of the smaller lots within the development were actually buildable. Staff noted that they were; however, not all lots may be able to accommodate a two-family dwelling. Those most significantly impacted would likely have a single-family home constructed upon them. After limited additional discussion, a motion was made to approve the proposal which passed with a vote of (9-0).

A copy of the Planning and Zoning Commission staff report, locator maps, preliminary plat, and meeting minute excerpts are attached for review.

Fiscal Impact

Short-Term Impact: None anticipated. Any costs associated with relocation of public utilities to be borne by the applicant.

Long-Term Impact: Potential impacts may include additional public infrastructure maintenance (i.e. electric, sewer, and water) as well as public safety and solid waste collection costs. Such impacts may or may not be off-set by increased property tax collections or user-fees.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable and Sustainable Infrastructure, Secondary Impact: Resilient Economy, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Infrastructure, Tertiary Impact: Mobility, Connectivity, and Accessibility

Legislative History

Date	Action
08/21/23	Approved final plat – Columbia Fire Station # 5, Plat 2 (Ord. 025427)
02/22/22	Approved sale contract between City & Zafar Ahmad (B42-22)
02/04/98	Approved final plat – Mataora Subdivision Plat 2 (Ord. 015496)



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Suggested Council Action

Approve the requested preliminary plat to be known as “*Mataora Subdivision, Plat 4*” as recommended by the Planning and Zoning Commission.