



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 6, 2024

Re: Ewing Industrial Park, Plat No. 5A – Final Plat (Case #117-2024)

Executive Summary

Approval of this request will result in the consolidation of two lots into a single lot to be known as "Ewing Industrial Park, Plat No. 5A".

Discussion

Crockett Engineering Consultants, L.L.C. (agent), on behalf of Stephen Station Road Investments, LLC (owner), is requesting approval of a 1-lot consolidation plat of IG (Industrial) zoned property. The two lots to be consolidated are Lots 404 and 513 of Ewing Industrial Park Plat 4 and Ewing Industrial Park Plat 5, respectively. The proposed plat is considered a replat of existing lots of record and is subject to the provisions of sec. 29-5.2(d)(4) of the UDC. An analysis of the proposed plat's compliance with the review requirements of this section are provided below. The 2.99-acre subject site is located northwest of the intersection of Bollard Road and Cartman Road.

Bollard Road and Cartman Road are not included in the CATSO Major Roadway Plan; however, they do require a 66' right-of-way. Both rights-of-way have appropriate width and no additional right-of-way is necessary. Standard 10-foot utility easements are shown as being dedicated across both street frontages.

An existing 16' utility easement is located along the southwest and west border of the site. Extension of electrical facilities to serve the consolidated lot possible; however, domestic level voltages for temporary and permanent power is impacted by transformer shortages. Relocation of existing facilities would be at the developer's expense and internal easements within the site may be necessary at the time of development.

The site has access to public sewer; however, due to known capacity limitations at the Ewing Industrial pump station there is no guarantee that full development of the site's acreage would be permitted. Given these limitations, no site-specific development permits will be issued for any development that would put the pump station over capacity. The site is served by all remaining City utilities and requires no other public utility infrastructure expansion at this time.

Per sec. 29-5.2(d)(4) of the UDC, a resubdivision/replat of land shall only be approved if Council determines compliance with the following provisions (staff analysis follows each provision):



(i) 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.

Staff is unaware of any restrictions associated with this property that would be eliminated if the proposed consolidation is approved.

(ii) 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.

There are no identified capacity-related concerns related to the public infrastructure serving this parcel except for the sewer system. It's worth noting that the Ewing Industrial pump station, which serves the area, has acknowledged capacity limitations. Utilities staff have informed the applicant that no permits will be granted for any development that could potentially exceed the pump station's capacity. Apart from this issue, the current infrastructure is deemed sufficient to accommodate future redevelopment.

(iii) 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.

Both lots are surrounded by IG-zoned properties and are situated within the Employment District delineated in the City of Columbia's comprehensive land use plan. This district is specifically designated to facilitate essential employment functions such as manufacturing, warehouses, and research parks. Consequently, the proposed plat would not exert any adverse effects on neighboring properties.

Based upon the analysis and findings associated with the above criteria, staff believes the proposed consolidation plat does not result in the elimination of restrictions relied upon by surrounding development, has sufficient infrastructure available to support redevelopment as a single lot, and will not be detrimental to the neighborhood if redeveloped as a single lot. The plat has been reviewed by both internal staff and external agencies and found to meet the requirements of the UDC. The plat is supported for approval.

Locator maps and final plat are attached for review.



Fiscal Impact

Short-Term Impact: None anticipated. Any future expansion or relocation of utilities to serve the development would be addressed and borne by the applicant.

Long-Term Impact: Limited. Possible impacts could include increased public infrastructure maintenance expenses for roads, sewers, and water, as well as enhanced public safety and solid waste service provision. The site's future improvements are supported by existing infrastructure services. 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: 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
09/18/2000	Approved Ewing Industrial Park, Plat 5 (Ord. 16606)
06/14/1999	Approved Ewing Industrial Park, Plat 4 (Ord. 16124)

Suggested Council Action

Approve the final plat of *Ewing Industrial Park, Plat No. 5A*.