



701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 3, 2025

Re: Centerstate Crossing Plat 1 – Final Plat (Case # 276-2025)

Impacted Ward: Ward 3

Executive Summary

Approval of this request would create a 9-lot subdivision to be known as "Centerstate Crossing Plat 1, which is consistent with the, "Minor Revision #1, of the Centerstate East Subdivision PD Plan & Preliminary Plat." The 45.43-acre parcel is zoned PD (Planned Development) and located on the south side of Vandiver Drive immediately east of Highway 63. The proposed plat is inclusive of five development lots, three common lots, and one lot designated for tree preservation purposes. Approval of this request would also accept an offsite temporary public turnaround easement located at the southwestern terminus of the proposed Creekwood Parkway.

Discussion

Engineering Surveys & Services (agent), on behalf of Novelty Construction, Inc. (owner), is seeking approval of a 9-lot final plat on 45.43 acres of land, located southeast of the intersection of Vandiver Drive and Highway 63. The subject property is part of a larger mixed-use PD- zoned development that was approved by City Council in May 2025 (Ord. # 025939).

The approved 9-lot PD plan illustrated development of the site with two hotels flanking a central conference center and a banking center with a drive-thru just south of Vandiver Drive. These improvements were illustrated as being located on 3 of the 9 lots. The remaining 6 lots were denoted for future development with each lot requiring a standalone development plan once a final use was determined.

The lot arrangement depicted on the attached final plat is slightly modified from the approved PD development plan, which also acts as overall acreage's preliminary plat. As such, a minor amendment to the PD plan was submitted and approved by the Director of Community Development on October 21, 2025. The modifications to the PD plan included an additional lot, Lot 3 on the attached final plat, which is located on the north side of Creekwood Parkway that will place a portion of the overall development's stormwater infrastructure in a common lot for collective maintenance purposes. The revised development plan also shifted the western lot line of Lots 4 and 7 shown on the attached final and formerly identified as Lots 3 and 7 on the PD Plan approximately 80 feet to the west to accommodate additional parking southwest of the hotel proposed on Lot 4 of the final plat (previously Lot 3 of the PD Plan).

The subject site is accessed from the roundabout at Vandiver Drive and Mexico Gravel Road, via an extension of Creekwood Parkway through the subject site. Creekwood

Parkway is a major collector roadway and its proposed location is consistent with both the CATSO Major Roadway Plan and the revised PD plan/preliminary plat for the overall acreage. This roadway extension will eventually provide a connection between the Vandiver Drive roundabout, and the existing Creekwood Parkway stub, which ultimately connects to Clark Lane.

The roadway alignment of Creekwood Parkway through the subject site was shifted to the west from its original location to provide a buffer between the road and the environmentally sensitive features of the Hinkson Creek corridor as well as to facilitate more-orderly development within the subject site. The realignment was approved administratively by the CATSO Coordinating Committee given the proposed connection points to the north and south were unchanged.

The required 66-feet of right-of-way for Creekwood Parkway will be dedicated upon recording of the plat as will be additional right-of-way at the northeast corner of the subject parcel. The additional right-of-way at the northeast corner of the property will allow for a potential connection to Vandiver Drive resulting from future development of the property to the east of the subject site. The attached offsite temporary turnaround easement is depicted on the plat, and is intended to provide a code-compliant vehicular turnaround at the southwest terminus of Creekwood Parkway until the street is further extended to the south.

Lots 1 through 5 on the proposed final plat are intended for development purposes, and each has direct roadway access to Creekwood Parkway. An internal private street is accommodated in a common lot (Lot 9), which provides the only access to Lots 6, 7, and 8. Common Lots 3 and 7 are denoted for stormwater mitigation purposes. Lot 8 is a dedicated preservation lot, containing both the Hinkson Creek stream buffer and the proposed tree preservation area at the southeast corner of the parcel. The plat also provides for the dedication of a 25-foot trail easement adjacent to the Hinkson Creek corridor, for an extension of the Hinkson Creek Trail.

The proposed final plat has been reviewed by both internal/external staff and agencies and is compliant with all provisions of the UDC. All applicable easements of record are depicted on the attached final plat, and the standard utility easement dedications are provided along all roadway frontages.

Locator maps, the proposed temporary turnaround easement documents, the revised PD plan and the proposed final plat are attached for review.

Fiscal Impact

Short-Term Impact: None anticipated. Any costs associated with the extension or relocation of public utility infrastructure will be borne by the applicant.

Long-Term Impact: Potential costs may include increased public safety and trash collection services as well as increased public infrastructure maintenance (i.e. electric, roads, sewer, and water) to the site. These increased costs may or may not be off-set by user fees or increased 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: Economic Development, Tertiary Impact: Mobility, Connectivity, and Accessibility

Legislative History

Date	Action
05/05/2025	Approved rezoning from District A (Agriculture) to District PD (Planned Development); approved the PD Plan and Preliminary Plat of "Centerstate East Subdivision"; approved a statement of intent. (Ord. 025939)
04/20/1998	Approved rezoning of 5 tracts located south of Mexico Gravel Road on either side of Highway 63; C-P zoning approved on Tract D. (Ord. 015580)

Suggested Council Action

Approve the final plat of Centerstate Crossing Plat 1 allowing the creation of 9 lots and dedication of public street rights-of-way, a temporary turnaround easement, and utility easements.