

Council Memo

Department Source: Community Development

To: City Council

From: City Manager & Staff

Council Meeting Date: July 20, 2026

Re: Paris Road Self-Storage – Final Plat (Case #50-2026)

Impacted Ward: Ward 3

Executive Summary

Approval of this request would result in the creation of a 1-lot final plat to be known as the “Paris Road Self-Storage”. The replat would consolidate Lots 202 and 203 of Bocomo Industrial Park Plat 1 into a single lot for the purpose of expanding the existing self-storage facility.

Discussion

Whitney Development (agent), on behalf of Malachite 6101 Paris Rd LLC (owner), is seeking approval of a 1-lot final plat, to be known as the “Paris Road Self-Storage”. The 5.2-acre subject site is located just south of the intersection of Paris and Brown Station Roads. The site is currently zoned I-G (General Industrial) and is developed with an existing self-service storage facility. The purpose of the plat is to combine the lots, removing the internal lot line to permit the expansion of the storage facility to the northwest into the undeveloped portion of the parcel.

The subject parcel is currently composed of Lots 202 and 203 of the “Bocomo Industrial Park Plat 1.” The two subject lots share access to Paris Road (State Route B) with the parcel to the north, which holds Henderson Implement. The subject plat depicts a shared access easement along the northern property boundary which was dedicated by separate document. This easement covers the driveway serving the Henderson Implement site as well as the southern leg of the driveway, which serves the storage facility.

An additional access easement traverses the entire eastern side of the subject parcel to serve the cellular tower installed at the south end of the parcel. The cell tower was constructed in 2023 after approval of a conditional use permit by the Board of Adjustment in 2021. This easement was dedicated by separate document to provide access to the tower for general maintenance purposes.

The proposed plat also provides the standard 10-foot utility easement along the parcel's Paris Road frontage in keeping with the subdivision standards of the UDC. The site is encumbered with a number of varied utility easements, particularly along the Paris Road frontage and extending to the southern end of the site. All easements of record are depicted on the plat's second page, which is provided as an easement detail.

Pursuant to Sec. 29-5.2(d) of the UDC, approval of a 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 proposed 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. 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 expansion of the storage facility simply activates an unused portion of the applicant's site without modifying access and the expanded use is not anticipated to generate significant traffic impacts given its nature.

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.

Locator maps and a copy of the final plat are attached for review.

Fiscal Impact

Short-Term Impact: Limited. 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: Inclusive and Equitable Community, Secondary Impact: Resilient Economy, Tertiary Impact: Reliable and Sustainable Infrastructure

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Infrastructure



701 East Broadway, Columbia, Missouri 65201

Legislative History

Date	Action
01/27/2006	Approved administrative plat of "Bocomo Industrial Park Plat 1"
07/19/2004	Approved the final plat of "J.R. Keene Subdivision Plat 1." (Ord. 018173)

Suggested Council Action

Approve the proposed "Paris Road Self-Storage" final plat.