



701 East Broadway, Columbia, Missouri 6520

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 20, 2026

Re: Woodrail Terrace Plat 2 – Final Plat (Case #81-2026)

Impacted Ward: Ward 5

Executive Summary

Approval of this request would result in the creation of a 2-lot subdivision to be known as, "Woodrail Terrace Plat 2." The final plat is consistent with the, "Woodrail Terrace Plat 2, Lots 201 & 202 PD Plan," (Case # 82-2026) which is being introduced concurrently, under separate cover, on the City Council's April 20 agenda.

Discussion

A Civil Group (agent), on behalf of Southside Development, LLC and the Woodrow J. Simmons & Donna S. Simmons Trust (owners), seeks approval of a 2-lot final plat which is a reconfiguration of Lot 13A of Woodrail Plat 13 and Lot 104 of Woodrail Terrace Plat 1. The purpose of the plat is to reestablish "legal lot" status on the reconfigured lots, following an "illegal" deed transfer of approximately the southern 30-feet of Lot 13A to Lot 104.

The plat is consistent with the revised PD plan (Case # 82-2026), appearing under separate cover on the April 20 Council agenda, which also serves as the preliminary plat for the new lot arrangement. The plat depicts the shared internal lot line between the two subject lots being shifting an average of 30-feet to the north. The east end of the common lot line is shifted 20-feet to the north and the west end of the common lot line is to be shifted 40 feet to the north. The new lot line is consistent with the current property line as described in the deed transfer.

It is staff's understanding that the owner of the southern lot intends to enclose the vacant green space that was deeded to them within a fence following approval of the final plat. Construction of a fence, a structure by definition in the UDC, cannot cross an existing property line per Sec. 29-5.1(f)(3) of the UDC. Therefore, in order to reach the southern lot owner's objectives and to ensure "legal lot" status for each individual lot replatting the parcels was determined to be necessary. Furthermore, given the lot arrangement for each lot was considered to no longer be consistent with the approved development plans and preliminary plats associated with the respective lots the corresponding revised PD Plan and Statement of Intent (Case # 82-2026) was required. Approval of the attached final plat and its recording is required prior to the issuance of any building permits on the either of the lots.

Pursuant to Sec. 29-5.2(d) of the UDC, approval of a "resubdivision/replat," is subject 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 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. All infrastructure needed to serve the parcels was previously installed. No additional upgrades or extensions 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 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 and/or rededicated on the final plat.

Locator maps and final plat are attached for review.

Fiscal Impact

Short-Term Impact: None anticipated.

Long-Term Impact: None anticipated.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
02/06/2024	Approved: Woodrail Terrace Plat 2 (Ord. 025566)
12/18/2023	Approved: Woodrail Terrace Plat 1 Lots 14B & 14C PD Plan (Ord. 025536)



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09/06/2001	Approved: Woodrail Plat 3, Replat of Lot 14 (Ord. 017003)
05/05/1986	Approved: Woodrail Plat 13 (Ord. 011030)

Suggested Council Action

Approve, the final plat of "Woodrail Terrace Plat 2."