



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 4, 2025

Re: Providence Walkway, Plat No. 1A – Final Plat (Case # 243-2025)

Executive Summary

Approval of this request would result in the resubdivision of a 2.39-acre parcel of land into two lots, to be known as, "*Providence Walkway, Plat No. 1A.*" The subject parcel is currently comprised of one R-MF (Multi-family Dwelling) lot, located southwest of the intersection of Providence Road and Switzler Street.

Discussion

Crockett Engineering (agent), on behalf of The Housing Authority of the City of Columbia (owner), is seeking the approval of a 2-lot final plat containing 2.39 acres of land located southwest of the intersection of Providence Road and Switzler Street. The subject parcel contains the existing lot known as "Lot 101 of Providence Walkway Plat 1." The proposed resubdivision would divide the existing lot into two lots in advance of planned redevelopment and enable the Housing Authority to properly secure funding for two separate projects on the lots to be created.

The subject site is currently served by sidewalks on all street frontages, with the exception of a portion of the south side of Switzler Street at the northwest corner of the parcel. Construction of this sidewalk will be required with the redevelopment of each of the two proposed lots, and a performance contract has been submitted with this action to secure those improvements.

The site is currently encumbered by two existing easements. A 10-foot utility & drainage easement crosses a majority of the parcel's frontages on both the Providence Road and Switzler Street, as well as a portion of the Trinity Place frontage. Another existing utility easement crosses the center of the parcel from east to west. Along existing street frontages where there is no utility easement, the standard 10-foot utility easement is shown as being dedicated in accordance with UDC requirements. No additional street rights-of-way are required at this time.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Pursuant to Sec. 29-5.2(d) of the UDC and given the attached plat is considered a “resubdivision/replat”, approval of this request is subject the following three (3) criteria. Staff analysis of these criteria are shown in **bold** text.

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, and all easements of record 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. The site is currently served and any additional upgrades or extensions to serve future development would be installed at the property 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 replat is the first step in the process of reconstruction of housing assets owned and managed by the Housing Authority and is part of its overall rehabilitation efforts in accordance with its master redevelopment plan.

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 where necessary.

Locator maps and the proposed final plat are attached for review.

Fiscal Impact

Short-Term Impact: None. Infrastructure upgrades to serve the subject acreage upon redevelopment would be at the expense of the developer.

Long-Term Impact: Long-term impacts may include additional public infrastructure maintenance costs as well as cost incurred in the provision of services such as police, fire, and solid waste collection. Such costs may or may not be off-set by increased property and sales tax revenues and user fees.



Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:
Primary Impact: Inclusive and Equitable Community, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:
Primary Impact: Livable & Sustainable Communities, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Inter-Governmental Cooperation

Legislative History

Date	Action
03/02/2020	Approved: "Providence Walkway Plat 1" final plat (Ord. 024174)

Suggested Council Action

Approve the final plat of "Providence Walkway Plat No. 1A."