



701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 15, 2025

Re: Consolidated Water, Plat No. 1 – Final Plat (Case #284-2025)

Impacted Ward: Ward 1

Executive Summary

Approval of this request would confer “legal lot” status on an existing lot previously created by a “tract split” that will be known as “*Consolidated Water, Plat No. 1*”. A concurrent request, under separate cover, for a partial waiver of sidewalk construction along the unbuilt portion of North Seventh Street has been submitted and will appear on the December 15, 2025 Council agenda. Approval of the proposed 1-lot final plat is contingent on the approval of the associated design adjustment. The 3.56-acre subject parcel is located northeast of intersection of Nebraska Avenue and North Seventh Street.

Discussion

Crockett Engineering (agent), on behalf of Consolidated Public Water Supply District No. 1 (owner), seeks approval of a 1-lot final plat of IG (Industrial - General) zoned property, to be known as “*Consolidated Water, Plat No. 1*”. The site is presently improved with facilities for Consolidated Water. The lot was created via a tract split; therefore, is not described in such a fashion to comply with the current UDC definition of a “legal” lot. The applicant has indicated that the intent of the plat is to obtain “legal” lot status so that building permits may be issued for an expansion of the existing facilities on the property.

The portion of North Seventh Street along the western portion of the site requires the dedication of additional right of way such that it meets the UDC’s minimum half-width standards for a local, non-residential street and formally dedicates the right of way as a “public” street. The existing constructed portion of North Seventh Street and its possible future substandard extension were previously secured via a recorded street easement.

The site is currently accessed via the existing stub of North Seventh Street located on the southern half of the western portion of the site. Given the northern property’s potential lack of future development, the planned expansion of the I-70 corridor, and the current location of direct access to the subject site, staff determined that the applicant would not be responsible for finishing construction of North Seventh Street. The additional right of way dedication and conversion of the existing street easement to a platted right of way will allow the City, should extension of North Seventh Street be deemed necessary, to occur in the future via a separate CIP project. Presently there are no identified plans for the unbuilt portion of North Seventh Street to be constructed.

A 20-foot public utility easement is being dedicated along the northern portion of the subject site, as well as the standard 10-foot public utility easement along the western

frontage of the newly dedicated right of way for North Seventh Street. During the review process, it was discovered that a 10' private utility easement reservation existed on the site that conflicted with the right of way dedication. The private easement reservation was vacated, and the private electric service located within it was relocated into the standard 10-foot public utility easement that will be dedicated upon recording of this plat

It should be noted that approval of the final plat is contingent upon approval of the concurrent design adjustments appearing on the December 15, 2025 Council agenda under separate cover. Should the design adjustments be denied, this plat would need to be either denied or its approval delayed to allow revisions to be made such that the proposed subdivision would be in conformance with the UDC. Achieving UDC compliance would require submission and approval of construction plans for the portion of sidewalk sought to be waived as discussed within the concurrent design adjustment. The applicant may also choose to withdraw the plat from consideration following the outcome of the design adjustments.

The Planning and Zoning Commission considered this matter at its November 20, 2025 meeting, in conjunction with the requested design adjustment. Staff provided reports on both the design adjustment and the final plat. The applicant was present to address Commissioner questions. No member of the public spoke regarding this request; however, a single written comment in support of the sidewalk waiver and the plat was submitted and is attached for review.

Following closure of the public hearing, the Commission made a series of motions relating to both the 1-lot final plat and the design adjustment. Commissioners first approved a motion (8-0) to waive sidewalk installation along the unbuilt portion of N. Seventh Street subject to a payment in lieu of said construction in the amount of \$23,637.17 prior to recording of the proposed final plat. Following limited additional discussion with respect to the proposed 1-lot final plat and several procedural questions, a motion was made to approve the plat which passed unanimously by a vote of (8-0).

The Planning and Zoning Commission staff report, locator maps, the final plat, public correspondence, and meeting minute excerpts are attached for review.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Any utility construction or relocation costs will be borne by the developer.

Long-Term Impact: Potential utility use depending on uses. 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: Reliable and Sustainable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

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

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the final plat to be known as "*Consolidated Water, Plat No. 1*" as recommended by the Planning and Zoning Commission.