



# 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 7, 2023

Re: The Village of Cherry Hill, Plat No. 3A – Final Plat (Case #138-2023)

## Executive Summary

This request, if approved, would consolidate two (2) platted lots into one (1) legal lot to be known as "The Village of Cherry Hill, Plat No. 3A. The 0.41-acre site is located northwest of the intersection of Cherry Hill Drive and Jubilee Street and is presently vacant. The consolidation of the property is in advance of the site's future improvement with a single building that would have otherwise crossed the existing platted property line.

## Discussion

Crockett Engineering (agent), on behalf of Nodhead Investments, LLC (owners), seeks approval of a 1-lot final plat to be known as "The Village of Cherry Hill, Plat No. 3A". The 0.41-acre parcel is located northwest of the intersection of Cherry Hill Drive and Jubilee Street and was previously platted as Lots 1C and 1D of The Village of Cherry Hill, Plat No. 3. The site is presently vacant and the platting action is sought to eliminate the existing internal property line separating Lots 1C and 1D such that a single structure can be built on the site. Previously the site was shown being improved with structures on both lots sharing a common wall with a zero-foot setback.

The property is served by all public utilities and is surrounded by public streets on three sides. Sufficient right of way exists; therefore, no additional right of way is being dedicated. The plat is encumbered by several existing sidewalk and utility easements along its perimeter that will remain in place following the consolidation given they presently accommodate all necessary public improvements needed to serve the property. Sidewalk is in place along all street frontages as is existing parking serving the greater Cherry Hill mixed-use development.

The subject site is part of a PD (Planned Development) district and is subject the adopted PD Plan, as amended, for the Cherry Hill Development. The development proposed on the consolidated lot conforms to that shown on PD Plan for this location. A permit to construct the new single building on the site is presently in building permit review and is otherwise fully compliant with the requirements of the Cherry Hill dimensional and other regulatory standards.

The proposed plat has been reviewed by internal and external staff and complies with the subdivision standards of the UDC. Staff supports approval of the plat.

Locator maps and the final plat are attached for review.



Fiscal Impact

Short-Term Impact: None anticipated.

Long-Term Impact: Possible impacts may include additional expenditures for solid waste collection and public safety service provision. Such impacts may or may not be off-set by user-fees and property tax collections.

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: Infrastructure, Tertiary Impact: Economic Development

Legislative History

Date	Action
10/20/99	Approved The Village of Cherry Hill, Plat No. 3 (Ord. 016179)

Suggested Council Action

Approve the final plat to be known as “The Village of Cherry Hill, Plat 3A”.