



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 2, 2024

Re: Ice Man, Plat No. 1 – Final Plat (Case # 255-2024)

Executive Summary

Approval of this request would consolidate 10 existing R-MF (Multi-family Dwelling) lots into one, for the purpose of developing a multi-family structure. The site is located north of St. Charles Road, east of Talon Road at 5301 E. St. Charles Road.

Discussion

Crockett Engineering (agent) seeks, on behalf of LJ Land Company, LLC (owners), approval to replat their 2.61-acre parcel, located at 5301 E. St. Charles Road, by consolidating the 10 existing lots into one. The subject site lies on the north side of St. Charles Road immediately east of Talon Road. The site was previously improved with a legally-nonconforming mobile home park which has been decommissioned. The applicants now wish to redevelop the parcel with multi-family units. The property was successfully rezoned from R-1 (One-family Dwelling) to R-MF earlier this year.

St. Charles Road is a major collector roadway per the CATSO Major Roadway Plan, which requires a minimum right-of-way width of 66 feet. The 33-foot half width is dedicated on the plat, in conjunction with the required 10-foot utility easement along the resulting frontage of the proposed lot. An existing Boone Electric "right-of-way easement," which had served the mobile home units, bisects the site from north to south, will continue as the primary access for the site.

New 16-foot sewer easements are dedicated at on the north and east property lines, and another runs diagonally from the center of the property at the northern property line, to the southeast until it meets with the east property boundary. City Sewer Utility staff requested the easements for existing sewer lines that were not adequately covered by easements, and to accommodate potential sewer extensions needed to serve the proposed development on the subject site.

Pursuant to sec. 29-5.2(d) of the UDC, approval of a replat is subject the following three (3) criteria. Staff analysis of these criteria are shown in **bold** text.

- (i) 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.

Staff is unaware of any restrictions associated with this property that would be eliminated if the proposed replat is approved.



- (ii) 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.

There are no known capacity-related issues associated with the public infrastructure serving this parcel and existing infrastructure is capable of supporting future redevelopment. Evaluation of stormwater impacts with redevelopment and mitigation, if needed, will be addressed at the time of building permit submission.

- (iii) 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.

The subject site lies within an area of diverse zoning, which includes areas of A (Agriculture), R-1 (One-family Dwelling) M-N (Mixed-Use Neighborhood), M-C (Mixed-use Corridor), and a residential planned district. The proposed multi-family use on the subject site would not create any new detrimental impacts when compared to the previous mobile home park on the property. Also, given St. Charles Road is a major collector with limited driveway access, a multi-family arrangement with one driveway entrance offers the optimal usage of the site without construction of an additional public street.

All existing easements and rights-of-way of record are depicted on the plat, which was reviewed by staff. The plat is consistent with the standards of the UDC, and staff recommends its approval.

The final plat, locator maps, and performance contracts are attached.

Fiscal Impact

Short-Term Impact: Short-term impacts may include additional public utility maintenance (electric/sewer/water), public safety and trash collection services.

Long-Term Impact: Impacts may include increased costs for maintenance of public infrastructure (road/utilities), public safety and solid waste services. Costs may or may not be offset by additional user fees and tax collections.

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: Land Use & Growth Management, Secondary Impact: Infrastructure, Tertiary Impact: Mobility, Connectivity, and Accessibility

Legislative History



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Date	Action
6/17/2024	Ord. No. 025689: Rezoned property located at 5301 E. St. Charles Road, from District R-1 (One-family Dwelling) to District R-MF (Multi-family Dwelling) (Case # 140-2024)

Suggested Council Action

Approve the final plat, "Ice Man, Plat No. 1."