



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: Columbia Fire Station No. 5, Plat 2 – Final Plat (Case #180-2023)

Executive Summary

This request, if approved, would result the creation of two (2) legal lots inclusive of former right of way owned by the City and the platting of right of way for Ria Street. This plat represents the first action necessary to complete the sale of excess City property approved on February 21, 2022, north of Fire Station 5 to Zafar Ahmad the adjoining property owner. Upon final recording of the plat, the Lot 2A would be sold to Mr. Ahmad pursuant to the sale contract provisions. Mr. Ahmad intends on incorporating Lot 2A into the property he owns to the west to allow for an expansion of the current Mataora Subdivision. A preliminary plat to be known as "Mataora Subdivision, Plat 4" is presently under staff review.

Discussion

Brush and Associates, Inc. (agent), on behalf of the City of Columbia (owner) and Zafar Ahmad (contract purchaser), seeks approval of a 2-lot final plat to be known as "Columbia Fire Station No. 5, Plat 2". The 4.16-acre parcel is located on the west side of relocated Ballenger Lane at its intersection with Ria Street which bisects the site creating a northern and southern parcel. The southern parcel, Lot 1A (2.86 ac), contains Fire Station No. 5 as well as several cellular communication towers. The northern parcel, Lot 1B (1.03 ac), is presently vacant and contains the former, abandoned Ballenger Lane (now known as Hector Place) right of way that was deeded to the City by MoDOT.

The plat has been presented for approval as required by the provisions of a real estate sale contract approved by Council on February 21, 2022 (Ordinance #024935) that required Mr. Ahmad to produce a plat that created the proposed lots as well as platted the formal right of way for Ria Street. Upon its approval, Mr. Ahmad would have until December 31, 2023 to close on the purchase of Lot 2A in accordance with the terms of the sale contract. A copy of the approved contact authorizing the City Manager to sell Lot 2A as excess City property is attached.

The proposed final plat creates the aforementioned lots as well as includes the standard 10-foot utility easements along all parcel frontages. The plat also dedicates an additional 5-feet of right of way along the site's Ballenger frontage to meet the required 55-foot half-width standard for the roadway. Additionally, a 50-foot right of way for Ria Street will be platted. At the time Ria Street was constructed across the City's property by the City to allow for its extension to relocated Ballenger Lane it was not placed within a platted right of way. The right of way now shown eliminates this situation and ensures that the portion of the property to be acquired by Mr. Ahmad will have "actual" street frontage.



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Upon Mr. Ahmad's development of the acreage north of Ria Street, all required public infrastructure will be installed which would be inclusive of sidewalks along the Ballenger Lane and Ria Street frontages. Sidewalk along the south side of Ria Street adjacent to Fire Station 5's parking lot east of Hector Place, is insufficient to provide sidewalk extending to Ballenger Lane given an existing storm sewer structure being between the edge of current pavement and the parking lot. This is an existing condition and with the improvement of the parcels on the south side of Ria east of Hector, coupled with Mr. Ahmad's future development to the north a crosswalk connecting the southern sidewalk to the north at the intersection of Hector and Ria will be possible. Such connection would allow full pedestrian access to the Ballenger Lane corridor.

The subject plat has been reviewed by both internal and external staff and has been found to meet the standards of the UDC. The plat is supported for approval and is consistent with the requirements of the sale contract associated with the overall property.

Locator maps, final plat, and a copy of Ordinance #024935 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 upon development of Lot 2A. 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: Infrastructure, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Economic Development

Legislative History

Date	Action
2/21/22	Authorized real estate sale contract with Zafar Ahmad (Ord. 024935)
1/20/04	Approved Final Plat "Columbia Fire Station No. 5" (Ord. 017955)

Suggested Council Action

Approve the final plat to be known as "Columbia Fire Station No. 5, Plat No. 2".