



701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 2, 2026

Re: Providence Walkway, Plat No. 1B – Final Plat (Case # 41-2026)

Impacted Ward: Ward 1

Executive Summary

Approval of this request would result in the subdivision of Lot 101B of Providence Walkway Plat No. 1A into two lots in order to satisfy funding requirements for the planned redevelopment of the subject parcel. The proposed replat, to be known as, "Providence Walkway, Plat No. 1B," would place the applicants' maintenance facilities on a separate lot (Lot 101B2) from the residential portion of the property (Lot 101B1).

Discussion

Crockett Engineering Consultants (agent), on behalf of The Columbia Housing Authority (owner), is seeking approval of a 2-lot replat of R-MF (Multiple-family Dwelling) zoned property, to be known as, "Providence Walkway, Plat No. 1B." The 2.39-acre subject site is located at 308 Trinity Place and includes Lot 101B of Providence Walkway Plat No. 1A. The proposed plat would subdivide the property such that the applicants' maintenance building would be placed separately on Lot 101B2 located at the southwest corner of the subject parcel.

Subdivision is sought to ensure that the maintenance facility will remain in the ownership of the Columbia Housing Authority throughout the duration of the redevelopment of the Trinity Place residential units which is being funded through a financial agreement with HUD. The maintenance facility is not part of this agreement and approval of the proposed platting action will ensure there is clear separation in ownership of the site improvements.

Prior to submission of the platting action, the Housing Authority obtained approval from the Board of Adjustment to permit the creation of a lot line that would not be compliant with the standards of the R-MF district between the proposed new lot containing the maintenance building and an existing residential structure at the end of Boone Drive. The existing residential structure will be removed as part of the redevelopment proposed and the variance granted by the Board relating to a rear yard setback will be no longer applicable.

The plat includes all easements of record, as well as the required standard 10-foot utility easements along all street frontages. An existing utility easement is shown bisecting the parcel, extending from Trinity Place east to Providence Road, across Lot 101B1.

Pursuant to Sec. 29-5.2(d) of the UDC, approval of a "resubdivision/replat," is subject the following three (3) criteria. Staff analysis follows each criterion.

- 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. All easements of record are depicted on the plat, and no additional easements or rights-of-way are necessary at this time.

- 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. All infrastructure needed to serve the parcel was previously installed. No additional upgrades or extensions are required; however, any necessary improvements to serve future development on the property would be installed at the 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. All surrounding property is owned by the Housing Authority and the proposed redevelopment that would be facilitated by the platting action is part of the Housing Authority's overall "Master Plan" for its housing units.

The proposed final plat has been reviewed by both internal/external staff and agencies and has been found to be compliant with all provisions of the UDC. All applicable easements of record are depicted on the final plat, and no additional right-of-way dedications are required at this time. The platting action is also compliant with the approved Board of Adjustment rear yard setback variance granted in November 2025.

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

Fiscal Impact

Short-Term Impact: No short-term costs are expected for the City. All necessary improvements are to be installed at the developer's expense.

Long-Term Impact: Any potential impact may or may not be offset by increased user fees and/or property tax collection.

Strategic & Comprehensive Plan ImpactStrategic Plan Impacts:

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

Comprehensive Plan Impacts:

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

Legislative History

Date	Action
11/18/2025	Rear yard setback variance approved by Board of Adjustment (Case 01-26)
08/18/2025	Approved Final Replat of "Providence Walkway, Plat No. 1A" (Ord. 026065)

Suggested Council Action

Approve, "Providence Walkway, Plat No. 1B."