



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: March 3, 2025

Re: Arcadia Plat 10 – Final Plat (Case #63-2025)

Executive Summary

Approval of this request would grant approval to subdivide a 13.66-acre parcel of land located at the northwest corner of Roger I. Wilson Memorial Drive and Brown School Road into 6-lots. The new subdivision would be known as “Arcadia Plat 10”. A concurrent design adjustment, presented under separate cover and appearing on the March 3, 2025 Council agenda, is sought to allow the Lots 4, 5, and 6 to have individual driveway access given they do not comply with the minimum 300-foot lot frontage standard to accommodate such accesses. Council approval of the final plat is contingent upon approval of the concurrent design adjustment.

Discussion

A Civil Group (agent) is seeking, on behalf of Drew Properties, LLC (owner), approval of a 6-lot final plat of a 13.66-acre parcel located northwest of the intersection of Brown School Road and Roger I. Wilson Memorial Drive. The proposed subdivision includes an unplatted tract on the north side of Brown School Road, roughly 525 feet west of the intersection, and an existing platted lot known as, “Lot 1 of Arcadia Plat 8.”

The subject parcel is currently split-zoned with M-C (Mixed-use Corridor) on roughly the southern half of the parcel, and I-G (General Industrial) on the north half. The proposed plat would subdivide the overall parcel into 6 total lots, with Lots 1, 2, and 3 being zoned M-C, and Lots 4, 5, and 6 being zoned I-G. The proposed boundary between Lots 3 and 4 coincides with the existing zoning boundary, therefore, no “split-zoned” parcels would be created if this plat is approved. A concurrent design adjustment has been requested that seeks to allow proposed Lots 4, 5, and 6 to be improved with individual driveways. The adjustment is triggered due to these lots having less than 300-feet of roadway frontage as required per Sec. 29-5.1(f)(vi)(D) of the UDC. The design adjustment is being considered under separate cover concurrently on the March 3 Council agenda.

Lots 1 and 2 are shown on the plat as sharing an access from Brown School Road in an effort to reduce potential conflicts along this roadway frontage and to ensure maximum separation of private driveways from the intersection of Roger I. Wilson Memorial Drive to the east. An irrevocable access easement is depicted on the plat covering this shared driveway location. Lots 2 and 3 propose individual driveway accesses onto Roger I. Wilson Memorial Drive that meet the access management requirements adopted by the City of Columbia and the Missouri Department of Transportation (MoDOT), which require a minimum separation of 220-feet. Furthermore, the lot frontage of these lots is greater than the required 300-feet as specified in the UDC to allow the individual accesses.



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Lots 4, 5, and 6, which are subject to the design adjustment request, each have frontage on Roger I. Wilson Memorial Drive that is less than the Unified Development Code required 300-foot to permit them to have individual driveway accesses. Their frontages range from 225 to 235 feet. The UDC indicates that "shared" driveways serving newly created lots along arterials and collector roadways with frontages less than 300-feet may be required. The underlying purpose of this provision is to limit the number of vehicular access points entering high-volume roadways and reducing opportunities for traffic conflicts. In an effort to address the issue, the applicant has restricted driveway locations on the plat to ensure the MoDOT access management requirements are met. However, this single action was not sufficient to ensure full UDC compliance, hence the submitted design adjustment.

Since a portion of the subject site (Lot 1 of Arcadia Plat 8) is a previously platted lot that will be resubdivided, the proposed platting action is subject to following requirements of Sec. 29-5.2(d) of the UDC. Approval of the proposed platting action shall only be approved by the Council if the Council determines that:

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;
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; and
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's analysis of the above criteria is provided below. It should be noted that this analysis is being applied to the entire 13.66-acre property.

The proposed plat would not remove any restrictions from the existing plat. The proposed driveway locations nearest adjacent parcels would not be restricted should the proposed platting action be approved as presented and the design adjustment is approved; however, fewer driveway access points along the Roger I. Wilson Memorial Drive frontage would be created if the division of this portion of the acreage were to remain as one lot.

The proposed replat has been reviewed by all applicable City staff, and no concerns were raised in regards to capacity or accessibility to public utilities necessary to serve the proposed lots. Any required upgrades or extensions to serve the resulting development would be installed at the developer's expense.

Staff does not believe that the proposed plat would lead to any detrimental impacts on the adjacent properties. Considering the northern half of the parcel is zoned I-G, potential impacts are likely to be limited based on the size of the resultant lots. The acreage of the proposed lots is "self-limiting" with respect to both commercial and industrial uses.



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The proposed final plat, "Arcadia Plat 10," is compliant with all provisions of the UDC, with the exception of the proposed individual driveway accesses shown on Lots 4, 5, and 6 for which the design adjustment is sought. All applicable easements of record are depicted, the standard 10-foot street frontage utility easements are shown along each roadway frontage and will be dedicated upon plat approval, and dedication of required half-width right of way for both Brown School Road and Roger I. Wilson Memorial Drive is to be received upon plat approval.

It should be noted that approval of the final plat is contingent upon approval of the concurrent design adjustment appearing on the March 3 Council agenda under separate cover. Should the design adjustment be denied this plat would need to be either denied or its approval delayed to allow for revisions such that it is in conformance with the UDC. The applicant may also withdraw the plat following the outcome of the design adjustment.

This case was considered by the Planning and Zoning Commission at their meeting on February 6, 2025, in conjunction with the request for the design adjustment. Staff provided it report on both the design adjustment and final plat and the applicant was present to address Commissioner questions. No individuals from the public spoke in favor or opposition to this request. Commissioner discussion centered on the design adjustment, resulting in a "**no recommendation**" tie (4-4) vote.

Following additional discussion on the final plat and several procedural questions, a motion was made to approve the plat subject to technical corrections and Council approval of the design adjustment. The presented motion passed unanimously by a vote of 8-0.

A copy of the Planning and Zoning Commission staff report, locator maps, final plat, design adjustment worksheet, design adjustment exhibit, and meeting minutes are attached for review.

Fiscal Impact

Short-Term Impact: None anticipated. Any costs associated with relocation of public utilities to be borne by the applicant.

Long-Term Impact: Potential impacts may include additional public infrastructure maintenance (i.e. electric, sewer, and water) as well as public safety and solid waste collection costs. Such impacts may or may not be off-set by increased property tax collections or user-fees.



Strategic & Comprehensive Plan Impact

[Strategic Plan Impacts:](#)

Primary Impact: Safe Community, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

[Comprehensive Plan Impacts:](#)

Primary Impact: Land Use & Growth Management, Secondary Impact: Mobility, Connectivity, and Accessibility, Tertiary Impact: Economic Development

Legislative History

Date	Action
11/01/2004	Ord. 18100: Approving, "Arcadia Plat 8."

Suggested Council Action

Approve the requested final plat to be known as "*Arcadia Plat 10*," as recommended by the Planning and Zoning Commission.