City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning
To: City Council
From: City Manager & Staff
Council Meeting Date: May 19, 2025
Re: Oscar Plat 1– Final Plat (Case #90-2025)

Executive Summary

Approval of this request would bestow "legal lot" status on a 0.55-acre parcel of land at the northwest corner of Range Line Street and Vandiver Drive. A concurrent design adjustment relating to the parcel appears on the May 19 Council agenda under separate cover. The requested design adjustment, seeks waiver of a UDC provision stipulating that a minimum of 300-feet of lot frontage be present to permit individual driveway access onto an arterial or collector street. Approval of the attached plat is contingent on Council's approval of the concurrent design adjustment.

Discussion

A Civil Group (agent), on behalf of Bucky C, LLC (owner), seeks approval of a 1-lot final plat to be known as "Oscar Plat 1" such that the 0.55-acre parcel is bestowed "legal lot" status in advance of its redevelopment. A concurrent design adjustment, appearing under separate cover on the May 19 agenda, must be approved prior to consideration of this request. The subject 0.55-acre site is presently vacant, zoned M-C (Mixed Use-Corridor), and is located at the northwest corner of Vandiver Drive and Range Line Street. The site is commonly addressed as 1901 Range Line Street.

The subject site was previously developed with a gas station until sometime between 2011-2015, when it was demolished. After reviewing subdivision records, it was determined the parcel has never attained "legal lot" status. Given this finding, the issuance of a future building permit for redevelopment is not permitted per the UDC. This request is sought to confer "legal lot" status upon the parcel following its platting.

The site currently has three access points that remained after the demolition of the gas station, with two right-in/right-out driveways on Range Line and one full access on Vandiver. As part of staff's review, it was determined that the existing site accesses were non-compliant with the current requirements of the UDC. As such, a concurrent request for a design adjustment associated with this deficiency is being considered on the May 19 Council agenda under separate cover. The requested design adjustment seeks to permit one access from each of the site's frontages. At its April 10 meeting, the Planning and Zoning Commission recommended approval of the design adjustment. A full analysis of the design adjustment is discussed within the concurrent report on the May 19 Council agenda. Approval this request is contingent on approval of the design adjustment.

The attached plat, illustrates the future access points sought assuming approval of the requested design adjustment and would result in the closure of the southern access on the

site's Range Line frontage. The plat further illustrates additional right-of-way for both Range Line and Vandiver. 15-feet of additional right of way will be provided along Range Line and 6-feet of additional right-of-way will be provided along Vandiver. A corner truncation will also be dedicated at the southeast corner of the site. Standard 10-foot utility easements will be dedicated along both roadway frontages as well.

The Planning & Zoning Commission held a hearing on this matter and the requested design adjustment at its April 10, 2025 meeting. Staff presented its report and the applicant provide an overview of request as well as answered Commissioner questions. No public comments were made during the hearing. Commissioners had no questions about the platting action portion of this request.

Following limited additional Commission discussion, a motion was made to approve the requested final plat which passed unanimously (7-0). A motion and vote on the requested design adjustment preceded the recommendation on the final plat which was approved by a vote of (6-1).

A copy of the Planning and Zoning Commission staff report, locator maps, final plat, and meeting minute excerpts are attached.

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

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Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the requested final plat to be known as "*Oscar Plat 1,*" as recommended by the Planning and Zoning Commission.