



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 17, 2025

Re: Lake Broadway, Plat No. 2A – Final Plat (Case #156-2024)

Executive Summary

Approval of this final plat would create two legal lots from what is presently Lot 4A of Lake Broadway, Plat No. 2. The newly created lots will be known as lots 4A-1 and 4A-2. The plat upon which they will be shown will be known as “*Lake Broadway, Plat No. 2A*”. The subject site is located southeast of the intersection of Gary Street and Pershing Road.

Discussion

Crockett Engineering (agent), on behalf of Broadway Office Park L.L.C. and Fifth Street Properties L.L.C. are seeking approval of a 2-lot final plat containing 2.27 acres of land, located southeast of the intersection of Gary Street and Pershing Road. Lot 4A was created via administrative plat (see attached) in September 2004, which subdivided Lot 4 into lots 4A and 4B.

This site is zoned PD (formerly C-P) and is part of the Lake Broadway C-P Planned Development District, approved in October of 2003, attached to this memo. The proposed subdivision of Lot 4A does not require an amendment to the development plan, as the alteration of lot lines does not create any non-conformities. Creation of the proposed new lots was not restricted by the development plans adopted in 2003. Furthermore, the subdivision does not amend the current zoning entitlement to the overall Lake Broadway property (i.e. no land is being zoned PD that was not before, no new opportunities for development are being created).

Standard 10-foot utility easements have been shown as being dedicated along all abutting public right-of-way frontages. A new 16-foot electrical easement is being platted near the southern edge of the site to allow existing electric facilities to pass over the newly created lot lines. A private, irrevocable ingress-egress easement has been recorded within book 5950 page 162 with the County Recorder of Deeds to provide proposed Lot 4A-2 access across proposed Lot 4A-1. This recorded easement conforms the City's legal standards and is meets the access requirements outlined in 29-5.1 (f) (2) of the Unified Development Code.

The subject site was created as Lot 4A from the aforementioned administrative plat. Therefore, this subdivision constitutes a replat. This site could not be administratively platted because it would be creating a new lot containing residential uses. Replats are considered for their appropriateness using the following criteria, **bolded** below:



- (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;**

The further subdivision necessitated an irrevocable access easement be recorded to provide access to what will be lot 4A-2 to ensure those living or working on the site relying on the shared driveway/parking point of ingress/egress on lot 3 to the south would still have the same level of access. The necessary access easement has been recorded in book 5950 page 162 with the County Recorder of Deeds. No restrictions that existed before have been eliminated.

- (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;**

New easements are being dedicated where necessary. There are no known issues relating to utilities or their capacity to serve the site and future development. Any alteration resulting in increased intensity to development plans will need to be approved by City Council and will be evaluated by staff due to the site's PD zoning, where necessary easements may be requested.

- (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.**

As the development plans are not being changed, this subdivision request only creates a new ownership opportunity of the land shown as Lot 4A-1 where a future owner may decide to alter the development plan. Such future alteration may require either a Council or an administrative approval if a major or minor amendment is sought, respectively. The proposed replat of the subject acreage does not entitle the land owner to develop anything other than what was illustrated on the PD plan, and this replat does not result create any nonconformities.

This request has been reviewed by both internal and external staff and has been found to meet all requirements of the UDC. All appropriate easements of record are depicted and all necessary easements and rights-of-way, on- and off-site, have been dedicated by separate instrument or will be dedicated upon approval of this plat. Staff supports the approval of the plat.

Locator maps, final plat, previously approved administrative plat, and previously approved development plan 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: 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: Economic Development

Legislative History

Date	Action
09/28/04	Approval of Admin Plat of Lot 4 of Lake Broadway, Plat No. 2 (bk 2597 pg 138)
10/09/03	Approval of C-P Plan for Lake Broadway (ord. 017857)
11/03/99	Approval of Final Plat of Lake Broadway, Plat No. 2 (ord. 016221)

Suggested Council Action

Approve the requested final plat to be known as “*Lake Broadway, Plat No. 2A*”