



701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 1, 2025

Re: West Worley Addition, Plat 1-A - Replat (Case # 275-2025)

Impacted Ward: Ward 1

### Executive Summary

Approval of this request will result in the resubdivision/replat of three existing lots containing a total of 0.86-acres, to be known as, "West Worley Addition, Plat 1-A." The three subject properties are adjacent to each other and zoned R-1 (One-family Dwelling) and addressed as 506 and 508 Pennant Street, and 505 Pershing Road. The lots are currently known as Lots 16, 17 and 24 of West Worley Addition, Plat 1. The proposed replat would shift the shared rear lot line to the west, such that roughly the eastern 90 feet of existing Lots 16 and 17 would be transferred to Lot 24.

### Discussion

A request by CButch Surveying (agent), on behalf of John R. Holmes (owner), for approval of a 3-lot replat of 0.86 acres of R-1 (One-family Dwelling) zoned property, to be known as West Worley Addition, Plat 1-A. All three existing lots are located north of West Worley Street, with two being addressed and accessed from Pennant Street and one being addressed and accessed from Pershing Road. The three lots share a common rear lot line.

The proposed replat would reduce proposed Lots 16A (508 Pennant) and 17A (506 Pennant) to approximately 7,040 square feet which is compliant with the 7,000 square foot minimum lot size of the R-1 zoning district. Proposed Lot 24A (505 Pershing), would be enlarged from 0.28 acres to approximately 0.41 acres. Water service to proposed Lots 16A and 17A were relocated from the rear of the existing lots to front of the proposed lots to avoid the need for a public water main extension. Sewer and water access are now both connected under Pennant Street.

Electric service to each of the newly created lots will be maintained from the rear via a newly extended 16-foot utility easement straddling the former share lot line of Lots 16 & 17 that will become part of expanded Lot 24A. The new easement connects to an existing 15-foot easement that ran along original eastern (rear) lot line of Lots 16 & 17. The new utility easement is shown on the attached replat and would be dedicated as part of the replat's recording.

Pursuant to Sec. 29-5.2(d) of the UDC and given the attached plat is considered a "resubdivision/replat", approval of this request is subject the following three (3) criteria. Staff analysis of these criteria are shown in **bold** text.

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, and the existing utility easement along the shared rear lot line is maintained and depicted on the plat. An extension of this easement is shown as being dedicated along the former shared lot line between Lots 16 and 17 to facilitate existing electric infrastructure serving newly created lots (i.e. 16A & 17A). However; the subject lots access both sewer and water from the west, along their Pennant Street frontage.**

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

**Water service was relocated from the rear of 506 and 508 Pennant to the Pennant Street frontage in order to facilitate the new lot arrangement. Staff has evaluated the existing utility infrastructure, and did not identify any limitation or additional concerns. All infrastructure needed to serve the parcels were previously installed, and all necessary relocations were completed prior to the submission of this resubdivision request. Any additional upgrades or extensions to serve future redevelopment would be installed at the expense of the property owner.**

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. Any redevelopment that would be proposed is constrained by the permitted uses of the R-1 district and must conform to all applicable dimensional standards. Possible future redevelopment is would be fully consistent with the surrounding land uses.**

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 attached plat, and new easements to be dedicated are shown on the plat where necessary.

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

#### Fiscal Impact

Short-Term Impact: None anticipated. Infrastructure modifications were completed at the expense of the applicant prior to submission of the resubdivision plat.

Long-Term Impact: None anticipated.

**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: Infrastructure, Secondary Impact: Land Use & Growth Management, Tertiary  
Impact: Not Applicable

**Legislative History**

Date	Action
N/A	N/A

**Suggested Council Action**

Approve the proposed final plat of West Worley Addition, Plat 1-A.