



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 7, 2023

Re: Havelka Subdivision, Plat No. 2 – Final Plat (Case #146-2023)

Executive Summary

This request, if approved, would consolidate two (2) unplatted and two (2) platted parcels into one (1) legal lot to be known as "Havelka Subdivision, Plat No. 2". The 2.81-acre subject site is located approximately 775' southeast of the intersection of Hillsdale Road and I-70 Drive Southeast and is improved with two quadplex buildings addressed as 4206 and 4208 I-70 Drive Southeast.

Discussion

Crockett Engineering (agent), on behalf of Enrich Properties, LLC (owners), seeks approval of a 1-lot final plat to be known as "Havelka Subdivision, Plat No. 2". The 2.81-acre parcel is located approximately 775-feet southeast of the intersection of Hillsdale Road and I-70 Drive Southeast. The site is comprised of four (4) tracts of land and is presently improved with two (2) fourplex structures with frontage along and sharing access to I-70 Drive Southeast. The existing structures are located on unplatted parcels and the remaining two parcels are the halves of Lot 1 of Havelka Subdivision approved in 1971.

The southern portion of existing Lot 1 is within the floodplain, encumbered with FEMA-regulated floodway, and overlaid with a Type I Stream Buffer associated with the Hominy Creek which traverses the site. The Hominy Creek Trail is constructed along the northern side of the stream and a trail easement is in place. Access to the site is from I-70 Drive Southeast which has sufficient right-of-way (40' half-width); therefore, no further ROW dedication is required. The standard 10' utility easement is being dedicated across the site's I-70 Drive Southeast frontage.

The existing quadplex buildings are considered "legal non-conformities" given their placement within the required 25-foot front yard setback of the R-MF district and within a 15-foot gas easement. These non-conformities may not be expanded pursuant to Section 29-6.5 (Nonconformities) of the UDC. Approval of the plat will not create other non-conformities and all future development on the consolidated property would be required conformance to the dimensional standards and regulations of the R-MF zoning district.

Given that the plat is a combination of both unplatted and platted property it was required to be reviewed by the Planning and Zoning Commission. The Commission considered this proposal as part of its June 8, 2023 meeting. The staff provided its report and the applicant was present to answer questions. After limited discussion, the Commission made a motion to approve the proposed final plat which passed by a vote of 7-0.



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

Fiscal Impact

Short-Term Impact: None anticipated.

Long-Term Impact: Possible impacts may include additional expenditures for solid waste collection and public safety service provision. Such impacts may or may not be off-set by user-fees and property tax collections.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:
Primary Impact: Not Applicable, 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 |
|----------|--|
| 10/18/71 | Approved Havelka Subdivision (B317-71) |

Suggested Council Action

Approve the final plat to be known as "Havelka Subdivision, Plat No. 2".