



701 East Broadway, Columbia, Missouri 65201

Council Memo

Department Source: Community Development

To: City Council

From: City Manager & Staff

Council Meeting Date: July 20, 2026

Re: 301 E. Old Plank Road – Preliminary Plat (Case #149-2026)

Impacted Ward: Ward 5

Executive Summary

Approval of this request would result in the creation of an 18-lot preliminary plat containing 3.68 acres to be known as “Old Plank Cottages, Plat No. 1.” The subject acreage is zoned R-2 (Two-family Dwelling) and is located at 301 E. Old Plank Road.

Discussion

Crockett Engineering (agent), on behalf of Lake Bradley, LLC (owner), is seeking approval of an 18-lot preliminary plat, to be known as “Old Plank Cottages, Plat No. 1.” The 3.68-acre subject site is located on the north side of Old Plank Road, just east of Bethel Church Road. The subject lot previously part of a larger parcel inclusive of Bethel Baptist Church when it was annexed and permanently zoned R-2 (Two-family Dwelling) on May 5, 2025.

The attached preliminary plat proposes the creation of 17 single-family detached cottage-style lots, and one common lot denoted for stormwater detention. Separate approval by the Board of Adjustment is required for the use of the “optional” cottage development standards. This approval was granted by the Board at their meeting on June 9, 2026. The lots proposed on the attached preliminary plat are generally 40 feet in width and roughly 140 feet in depth and ranging from 5,600 to 12,000 square feet in area.

All lots are to be accessed internally from Gaslight Court, a new public street extending to the north from Old Plank Road through the center of the parcel. The preliminary plat depicts a 50-foot right-of-way and a 28-foot pavement width for Gaslight Court. Both provisions are consistent with City requirements for local residential streets. The proposed plat also provides the standard 10-foot utility easement along all lot frontages.

The Planning and Zoning Commission reviewed this request at its June 11, 2026 meeting. Staff presented their report recommending approval of the preliminary plat pursuant to minor technical corrections to allow for final approval of the proposed street name for Gaslight Court by Boone County Joint Communications (BCJC). Staff indicated that the street name was updated on the plat, and was approved by BCJC at the time of the meeting. The applicant then made a short presentation detailing their request, noting that both the Housing Study and the Comprehensive Plan are supportive of integration of housing styles and infill development in the vicinity of public amenities.

The Planning Commission inquired whether upcoming code amendments for small lot integration would remove the conditional use permit requirement for similar proposals once the amendments are approved. Staff confirmed that the current draft revisions would allow

the optional cottage development standards by-right, provided the appropriate dimensional standards are met. After no further discussion, the Planning Commission made a motion to approve the preliminary plat pursuant to minor technical corrections. The motion passed unanimously (6-0).

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

Fiscal Impact

Short-Term Impact: Limited. No short-term costs are expected for the city. All necessary improvements are to be installed at the developer's expense.

Long-Term Impact: Any potential impact may or may not be offset by increased user fees and/or property tax collection.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Inclusive and Equitable Community, Secondary Impact: Resilient Economy, Tertiary Impact: Reliable and Sustainable Infrastructure

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Infrastructure

Legislative History

Date	Action
09/15/2025	Approved the final plat of "Bethel Baptist Church Plat 1." (Ord. 026106)
05/05/2025	Voluntary annexation of property located on the northeast corner of Old Plank Road and Bethel Church Road; establishing permanent R-2 zoning. (Ord. 025938)

Suggested Council Action

Approve the proposed preliminary plat, as recommended by the Planning and Zoning Commission.