



701 East Broadway, Columbia, Missouri 6520

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 20, 2026

Re: PD Plan Woodrail Terrace Plat 2 – Major PD Plan Revision (Case #82-2026)

Impacted Ward: Ward 5

Executive Summary

Approval of this request would approve a revised PD Development Plan and a site-specific Statement of Intent (SOI) that would facilitate the legal transfer of the approximate southern 30-feet of Lot 13A of Woodrail Plat 13 to Lot 104 of Woodrail Terrace, Plat 1. The resulting development plan is to be known as the, "PD Plan Woodrail Terrace Plat 2," and is on 0.48 acres of land presently addressed as 3405 & 3407 Woodrail Terrace.

Discussion

A Civil Group (agent), on behalf of Southside Development, LLC and the Woodrow J. Simmons & Donna S. Simmons Trust (owners), seeks approval of a revised PD development plan and site-specific Statement of Intent (SOI) that would facilitate the legal transfer of the approximate southern 30-feet of Lot 13A of Woodrail Plat 13 to Lot 104 of Woodrail Terrace, Plat 1. The resulting development plan is to be known as the, "PD Plan Woodrail Terrace Plat 2," and contains a total of 0.48 acres of land presently addressed as 3405 & 3407 Woodrail Terrace.

The revised development plan and site-specific SOI has been submitted to correct an "illegal" transfer of approximately the southern 30-feet of Lot 13A of Woodrail Plat 13 to Lot 104 of Woodrail Terrace Plat 1. Concurrently submitted for Council consideration on the April 20 agenda, under separate cover, is a final plat (Case # 81-2026) that would re-establish "legal lot" status to the subject lots such that future construction on Lot 104 can commence.

The proposed amendment would establish a new development plan, specific to the subject lots, that is consistent with their new deeded configuration. The plan will also serve as the preliminary plat for the new lot arrangement. Provided the revised PD Plan is approved, the concurrent final plat (Case # 81-2026) could be considered by Council and if approved would confer "legal lot" status to the new lot configuration.

The proposed development plan depicts the relocated internal lot line between the two subject lots, resulting in the property line shifting an average of 30 feet to the north. The east end of the common lot line is shifted 20 feet to the north and the west end of the common property lot line is to be shifted 40 feet. This new development plan lot line is consistent with the current property line, resulting from the deed transfer.

The applicants indicated that the owner of the southern lot intends to enclose the currently undeveloped green space within a fence. However, pursuant to Section 29-5.1(f)(3) of the UDC, structures such as a fence, are not permitted to cross existing lot lines. Therefore, in order to reach the applicant's desired outcome and to avoid any future permitting issues on the subject properties, replatting the parcels is necessary. The replatting action would result

in a new lot arrangement no longer being considered consistent with the approved development plans and preliminary plats governing the subject properties. Per Section 29-6.3(n) of the UDC modifications to the underlying lot arrangement require a major planned district amendment.

The proposed statement of intent is identical to that approved in 2023 in conjunction with Woodrail Terrace Plat 1 Lots 14B and 14C PD Plan.” The northwestern lot from the 2023 development plan shown as Lot 103; however, final platted as Lot 104 is now the southern lot (proposed Lot 201) of the current request. As such, the current PD amendment would expand the existing SOI to include Lot 13A of Woodrail Plat 13 (proposed Lot 202) which is compliant with the provisions of the new SOI. Proposed Lot 202 is not intended to be redeveloped at this time.

The Planning and Zoning Commission held a public hearing on this request at their March 5, 2026 meeting. Commissioners questioned why the development plan amendment was not processed administratively, to which staff noted the expansion of the underlying planned district triggered the major amendment per 29-6.4(n)(2)(iii) of the UDC. One member of the public spoke in opposition to the request citing concerns with the loss of “open space”. The open space being reference is governed by provisions contained within private Woodrail Terrace covenants and restriction which Commissioners explained the city did not enforce. Additionally, the property in question was not called-out as “open space” on any former PD Plan, but rather was part of Lot 13A of Woodrail Plat 13.

Following limited additional discussion, the Commission made a motion to approve the proposed development plan pursuant to technical corrections, including displaying updated ownership information and legal description on the plan, and an updated statement of intent reflecting only the subject lots included in the current development plan. The motion passed unanimously (8-0).

Locator maps, the revised PD plan, the revised statement of intent, and meeting excerpts are attached for reference.

Fiscal Impact

Short-Term Impact: None anticipated.

Long-Term Impact: None anticipated.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
02/06/2024	Approved: Woodrail Terrace Plat 1 (Ord. 025566)
12/18/2023	Approved: Woodrail Terrace Plat 1 Lots 14B & 14C PD Plan (Ord. 025536)
09/06/2001	Approved: Woodrail Plat 3, Replat of Lot 14 (Ord. 017003)
05/05/1986	Approved: Woodrail Plat 13 (Ord. 011030)

Suggested Council Action

Approve the, "PD Plan Woodrail Terrace Plat 2," and the associated statement of intent as recommended by the Planning and Zoning Commission.