



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 18, 2023

Re: Pieper Point, Plat No. 1 – Final Plat (Case # 09-2024)

Executive Summary

Approval of the proposed replat would result in the consolidation of all of *lot 107 and the east 13 feet of lot 106 of Guitar's Subdivision and Park Addition to the City of Columbia* into a one-lot final plat to be known as *Pieper Point, Plat No. 1*.

Discussion

A request by Crockett Engineering (agent), on behalf of Par Investment Group LLC (owner), seeking approval of a 1-lot final plat. The 0.27-acre site is currently zoned M-N (Mixed Use – Neighborhood) district and is currently vacant. The site is located approximately 280 feet east of the intersection of Grand and Austin Avenues and includes the addresses 200 & 202 Austin Avenue.

The subject site is comprised of all of lot 107 and the east 13 feet of lot 106 of *Guitar's Subdivision and Park Addition to the City of Columbia*, which was recorded in 1904. The purpose of the platting action is to eliminate the existing internal lot line separating the lots given building over a property line became prohibited with the adoption of the UDC in 2017. Upon plat approval, the lot will be considered a "legal lot" and permitted to obtain a building permit for redevelopment.

The lot has direct access to Austin Avenue and a 15-foot wide unimproved alley to its rear. The plat reflects right of way dedications of 5.14-feet and 2.5-feet along Austin Avenue and the alley, respectively. The additional rights of way are provided to meet minimum UDC standards and the additional area along Austin Avenue will also facilitate sidewalk construction. A standard 10-foot utility easement is shown along the Austin Avenue frontage. Sidewalk is presently not installed; however, will be with future redevelopment. Adequate public utilities exist to serve the redeveloped parcel and no extensions are required.

Pursuant to sec. 29-5.2(d) of the UDC, approval of a replat is subject the following three (3) criteria. Staff's analysis of these criteria is shown in **bold** text.

- (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.

Staff is unaware of any restrictions associated with this property that would be eliminated if the proposed consolidation is approved.



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- (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.

There are no known capacity-related issues associated with the public infrastructure serving this parcel and existing infrastructure is capable of supporting future redevelopment. Evaluation of stormwater impacts with redevelopment and mitigative measures, if needed, will be addressed at the time of building permit submission.

- (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.

The subject site is within an M-N (Mixed-use Neighborhood) district. North of the alley the parcel adjoins an office use to the west and commercial use to the east. South of the alley, adjacent to the west half of the lot is a single-family dwelling and adjacent to the east half of the lot is a commercial building. The applicant has submitted a "concept review" showing the construction of eight (8), 1-bedroom units within a two-story residential building. This use is permitted in the M-N district. If this use is not constructed, an M-N use on the lot would not be inconsistent based the surrounding land uses.

The final plat has been found to meet all the standards of the UDC regulations and is recommended for approval.

Locator maps and the final plat are attached for review.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years.

Long-Term Impact: Potential utility use depending on uses. 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: Reliable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

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



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Legislative History

Date	Action
8/3/1904	Approved the final plat of Guitar's Subdivision and Park Addition

Suggested Council Action

Approve the final plat of *Pieper Point, Plat No. 1*.