



701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 15, 2025

Re: Consolidated Water, Plat No. 1 – Design Adjustment (Case #284-2025)

Impacted Ward: Ward 1

Executive Summary

Approval of this request would grant a design adjustment from the provisions of 29-5.1(d) of the Unified Development Code, pertaining to required sidewalk construction for lots created after March 29, 2017. This matter is being considered concurrently with a request to approve a 1-lot final replat to be known as "*Consolidated Water, Plat No. 1*," which will appear under separate cover on the December 15, 2025 Council agenda.

Discussion

Crockett Engineering (agent), on behalf of Consolidated Public Water Supply District No. 1 (owner), is seeking approval of a design adjustment from 29-5.1(d) of the UDC, pertaining to sidewalk construction that is being triggered by the platting of a new lot. A one-lot final plat of the subject acreage will appear concurrently with the design adjustment, under separate cover, which, if approved, would confer "legal lot" status upon a lot previously created by a "tract split". The newly created lot would then allow Consolidated Public Water Supply District No. 1 to obtain a building permit for future expansion of their existing facilities on the site. Approval of the requested design adjustment is necessary prior to approval of the proposed final plat.

The subject site is adjacent to the northern most portion of North Seventh Street north of Nebraska Avenue. North Seventh Street has only been constructed along the southern half of the parcel's western frontage. The property directly to the north of the unbuilt portion of North Seventh Street is owned by Boone Electric Cooperative (BEC) and is presently accessed from Range Line Street (Hwy. 763) just south of the eastbound exit and entrance ramps to I-70. There are presently no plans in place that would connect the BEC property to unbuilt portion of North Seventh Street. Furthermore, the I-70 corridor is planned to be expanded to the north of the subject property which may impact the BEC parcel, but final improvements plans and details are not known at this time.

The applicant desires relief from the sidewalk construction requirements that are triggered by the associated concurrent final plat of the acreage. Staff discussed options with the applicant, and both sides concluded that a partial waiver of sidewalk requirements was appropriate given the uncertain future of North Seventh Street. If this design adjustment is approved, the applicant would build sidewalks along the portion of North Seventh Street that is currently constructed, and will pay a "payment in lieu" fee for the portion of the sidewalks along the remaining unbuilt portion of North Seventh Street along the acreage's western boundary. This request, if approved, would grant a waiver of sidewalk construction

for approximately 269 linear feet of sidewalk. The applicant would pay a payment-in-lieu of construction equal to \$23,653.17 prior to the concurrent final plat being recorded. The payment-in-lieu is based on the 2-year average cost for the City to install sidewalks which is presently valued at \$87.93 per linear foot.

The payment in lieu fee is seen as the best solution for both the applicant and the city. Utilizing this approach leaves the applicant responsible for the portion of the sidewalk most likely to be utilized in the near term. If future extension of North Seventh is deemed necessary the city would build the street and sidewalks concurrently via a future CIP project. If no extension is deemed necessary, the payment could be applied to other sidewalk needs within the same geographical area or to assist in the expansion of the limited sidewalk network surrounding the subject site.

Given the existing conditions, anticipated future land use, uncertainty with currently planned I-70 corridor expansion, and applicant's willingness to partially construct sidewalks, it is staff's opinion that the design adjustments meet the criteria of Sec. 29-5.2(b)(9) of the UDC, and are appropriate given the current land use context. A full analysis of the design adjustment criteria of Sec. 29-5.2(b)(9) are provided in the attached Planning and Zoning Commission staff report.

The Planning and Zoning Commission considered this matter at its November 20, 2025 meeting. Staff provided reports on both the design adjustments and final plat and the applicant was present to address Commissioner questions. No members of the public spoke regarding this request; however, a single written comment in support of the waiver was submitted and is attached for review.

Following closure of the public hearing, the Commission made a series of motions relating to both the design adjustment and the 1-lot final plat. With respect to the design adjustment, Commissioners moved to approve a partial waiver of sidewalk construction along the unbuilt portion of North Seventh Street subject to a payment in lieu of said construction in the amount of \$23,653.17 prior to recording of the proposed final plat. This motion was passed by a vote of (8-0). The Commission also recommended approval of the 1-lot plat which passed by a vote of (8-0).

The Planning and Zoning Commission staff report, locator maps, design adjustment worksheet, final plat, public correspondence, and meeting minute excerpts are attached for review.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Any utility construction or relocation costs will be borne by the developer.

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 ImpactStrategic Plan Impacts:

Primary Impact: Reliable and Sustainable Infrastructure, Secondary Impact: Not Applicable,
Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

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

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the partial design adjustment pertaining to the installation of sidewalk along that portion of unbuilt North Seventh Street subject to a payment-in-lieu of \$23,653.17 prior to the recording of the concurrent one-lot final plat to be known as "*Consolidated Water, Plat No. 1*" as recommended by the Planning and Zoning Commission.