



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 4, 2022

Re: Fike Subdivision Plat 1 – Final Plat (Case # 93-2022)

Executive Summary

Approval of this request will result in the creation of a 1-lot final plat to be known as *Fike Subdivision Plat 1*.

Discussion

McClure Engineering (agent), on behalf of Fike Properties, LLC (owner), requests a one-lot final plat to be known as "Fike Subdivision Plat 1". The proposed plat includes 5.34-acres of land that is located on the north side of Prathersville Road, approximately 700' east of Route 763.

The unimproved site contains two unplatted parcels which are proposed to be consolidated into one 5.34 acre lot. This platting action would bestow legal lot status to the tract allowing a building permit to be issued for a warehouse and office structure for Heartland Stone.

The proposed lot would take access from Prathersville Road which is a major collector on the CATSO Major Roadway Plan (MRP). As required by the UDC, the 33' of required half-width right-of-way is being dedicated on this plat. A standard 10' utility easement is being dedicated. A type II Stream Buffer is overlaid along the southeast portion of the site. Sidewalk does not exist at this time and will be required to be built by the developer.

Water would be provided by the City of Columbia via a 2" line on Prathersville Road. The site would become a City sewer customer subject to approval from BCRSD allowing the developer to tap into BCRSD facilities to the east and approval of the concurrent annexation request and permanent zoning (Case 121-2022 & 92-2022, respectively). Electric would be provided by Boone Electric. Fire protection services would be jointly provided by the City and County. No other public utility infrastructure expansion is required at this time.

The final plat meets all the standards of the UDC regulations and is recommended for approval by staff.

The Planning and Zoning Commission considered this request at their March 10, 2022 meeting. The owner of the property immediately to the west asked if less stringent screening could be required. The Commission followed up with staff who indicated that industrial zoning adjacent to commercial typically requires a level 3 landscaping buffer but noted that the Director and City Arborist are able to consider alternatives. The applicant stated that they held an interested parties meeting for neighbors. The property owners discussed their intent for the property and were available for questions.



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Following brief discussion, a motion to recommend approval of the final plat, subject to technical corrections, was unanimously approved (8-0).

The Planning Commission staff report, locator maps, plat, and meeting minute excerpts are attached.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Possible impacts could be public infrastructure maintenance such as roads, sewers, and water, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

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

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the final plat of *Fike Subdivision Plat 1* as recommended by the Planning and Zoning Commission.