



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 5, 2024

Re: 700 N. Fairview Road – Preliminary Plat (Case # 34-2024)

Executive Summary

Approval of the request would result in the creation of a 5-lot preliminary plat on a 24.23-acre parcel, located north of the intersection of Worley Street and Fairview Road, to be known as "Gordon Farms."

Discussion

Allstate Consultants (agent), on behalf of Rock Ivy, LLLP and Thomas K. Gordon (owners), is requesting approval of a 5-lot preliminary plat to be known as, "Gordon Farms." The subject site contains 24.23 acres and is located on both sides of Fairview Road between Worley Street and Bernadette Drive. A concurrent request (Case # 33-2024) seeks to rezone the subject acreage from A (Agriculture) and R-1 (One-family Dwelling) to M-C (Mixed-use Corridor).

The proposed preliminary plat would create four lots on the west side of Fairview Road, from Worley Street extending roughly 250 feet north of the intersection of Fairview Road and Bernadette Drive. These four lots range in size from 1.7 acres to 3.1 acres and combined account for 11.7 acres of the overall development's acreage. Lot 5 will include 10.5 acres and is located on the east side of Fairview Road, south of the private entry drive into the Columbia Mall property to Worley Street.

The five lots within the proposed subdivision contain a total of 22.2 acres. The remaining 2.03 acres is allocated to right of way for both Fairview Road and the Bernadette extension. Fairview Road currently occupies a street easement that does not comply with the required 84-feet of right of way standard for a minor arterial roadway. The existing street easement will be dedicated as formal right of way with an additional nine feet being provided on both sides to ensure it complies with its minor arterial classification and required 84-feet in width. Standard 10-foot utility easements are shown along all street frontages in compliance with the UDC standards. The plat also depicts all other existing easements for informational purposes as well as a 2.5-acre tree preservation easement at the northeast corner of the Fairview Road and Worley Street intersection.

The Planning & Zoning Commission considered this request at their December 21, 2023 meeting. Staff presented its report and the applicant's representative gave a brief synopsis of the request. There were no further comments from the public, and no questions from the Commission. Commissioners moved to approve the proposed preliminary plat, and the motion passed (7-0), with one abstention.



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

Fiscal Impact

Short-Term Impact: Utility construction costs to be borne by the applicant. Short-term impacts may include additional public utility maintenance (electric/sewer/water), public safety and trash collection services.

Long-Term Impact: Impacts may include increased costs for maintenance of public infrastructure (road/utilities), public safety and solid waste services. Costs may or may not be offset by additional user fees and tax collections.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:
Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:
Primary Impact: Land Use & Growth Management, Secondary Impact: Economic Development, Tertiary Impact: Mobility, Connectivity, and Accessibility

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the proposed preliminary plat of, "Gordon Farms," as recommended by the Planning and Zoning Commission.