



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 19, 2022

Re: Ewing Industrial Park, Plat 1A - Final Plat (Case # 213-2022)

## Executive Summary

Approval of this request would result in the creation of a two-lot industrial subdivision.

## Discussion

Crockett Engineering Consultants (agent), on behalf of CB&T ORE Holdings II, LLC (owner), seeks approval of a two-lot final plat of IG (Industrial) zoned property, constituting a replat of Lot 1 of *Ewing Industrial Park Plat 1* into two lots, to be known as *Ewing Industrial Park, Plat 1A*. The approximately 9.3-acre property is located at the northeast corner of Brown Station Road and Peabody Road, and includes the address 4501 Peabody Road.

The applicant is seeking to create two distinct lots from an existing lot that is slightly less than 10 acres. The resulting lots would be 6.8 and 2.5 acres in size, and both lots would retain frontage and access along Peabody Road, along the south side of the parcel. No additional right-of-way dedications are required for Peabody, and sidewalks will be required at the time of new construction on the site.

The subdivision is considered a replat, and pursuant to Section 29-5.2(d)(4) of the UDC, the replat does not appear to create any detrimental impacts or remove any restrictions that were previously relied upon by adjacent property owners or the City.

The final plat has been reviewed by all relevant staff and found to be compliant with UDC regulations. Staff recommends approval.

Locator maps, final plat, and the original 1996 final plat 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: 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.



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## Strategic & Comprehensive Plan Impact

### [Strategic Plan Impacts:](#)

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

### [Comprehensive Plan Impacts:](#)

Primary Impact: Land Use & Growth Management, Secondary Impact: Infrastructure, Tertiary Impact: Not Applicable

## Legislative History

| Date     | Action   |
|----------|--|
| 03/18/96 | Approved the final plat of <i>Ewing Industrial Park Plat 1</i> . (Ord. 014792) |

## Suggested Council Action

Approve the final plat of *Ewing Industrial Park, Plat 1A*.