



# 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 1, 2024

Re: Gordon Farms Plat 1 – Final Plat (Case # 92-2024)

## Executive Summary

Approval of this request would bestow legal lot status and allow the issuance of future building permits upon a 3.09-acre parcel located on the west side of Fairview Road north of West Worley Street. The subject parcel was originally shown as Lot 3 on the approved preliminary plat of Gordon Farms.

## Discussion

Allstate Consultants (agent), on behalf of Rock Ivy, LLC and Thomas Kyle Gordon (owners), are seeking approval of a 1-lot final plat, containing 3.09-acres, that is located on the west side of Fairview Road north of West Worley Street. The proposed lot is consistent with Lot 3 of the, "Gordon Farms," preliminary plat, which was approved by City Council on February 5th, 2024. Council also approved a concurrent request to rezone the preliminary plat acreage from the A (Agriculture) zoning to M-C (Mixed-use Corridor) zoning. Final platting of the parcel will establish legal lot status in anticipation of its development and permit issuance of building permits.

Additional right-of-way (ROW) is to be dedicated for Fairview Road, along the east side of the parcel. Fairview currently sits within a street easement, therefore, in keeping with current practice, the plat provides for the dedication of right-of-way in place of the existing easement. An additional nine feet of right-of-way will also be dedicated to ensure that a total half-width of 42 feet is obtained for Fairview Road as required by its arterial street designation.

A 25-foot utility easement was requested by staff, in place of the standard 10-foot easement, in order to cover existing utilities along the Fairview Road frontage. This easement is shown on the plat and will be dedicated to the city upon recording. The plat also dedicates an 8-foot drainage easement along the northern property boundary in anticipation of future stormwater improvements.

The plat has been reviewed by all applicable staff and external agencies, and is believed to conform to the standards of the UDC. All appropriate easements of record are depicted, and all necessary easements and rights-of-way are dedicated by the plat.

Locator maps, final plat, and previously approved preliminary plat are attached for reference.



Fiscal Impact

Short-Term Impact: No impacts anticipated in the next two fiscal years. Any extension of public infrastructure to serve the proposed development will be at the expense of the property owner/developer.

Long-Term Impact: Public infrastructure maintenance associated with sanitary sewer as well as public safety and solid waste service provision are expected to be minimal. 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 and Sustainable Infrastructure, Secondary Impact: Resilient Economy, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

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

Legislative History

Date	Action
02/05/2024	Approved: Gordon Farms Preliminary Plat (R28-24)
02/05/2024	Approved: Rezoning from A to M-C (Ord. 025563)

Suggested Council Action

Approve the, "Gordon Farms Plat 1," final plat.