



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 5, 2022

Re: Independent School, Plat No. 1– Replat (Case # 286-2022)

## Executive Summary

Approval of this request will result in the creation of a 1-lot final plat to be known as *Independent School, Plat No. 1*.

## Discussion

Crockett Engineering Consultants (agent), on behalf of Columbia Independent School INC (owner), is seeking approval of a one-lot replat consolidating two existing legal lots for the purpose of removing an interior lot line. The 10.81-acre site is located southwest of the intersection of Timber Creek Drive and Stadium Boulevard.

The site contains two parcels and if consolidated would become a single split-zoned property. Lot 1 of Scheulen Acres is zoned M-N (Mixed-use Neighborhood) and is currently improved with the Columbia Independent School (CIS) campus which was previously used as the Salton-Toastmaster administrative office until its closure in 2008. Lot 7 of Timber Creek Plat 1 is unimproved parcel and was approved to be rezoned from PD to R-MF (B315-22) at the Council's November 21, 2022 meeting. The stated purpose of the replat is to consolidate the properties into one legal lot to facilitate expansion of the school campus. Schools are permitted in both the M-N and R-MF districts.

The site has access on Stadium Boulevard and Timber Creek Drive. An additional 3' of right-of-way is being dedicated along Stadium to satisfy the required half-width requirement for a Major Arterial. A standard 10' utility easement is dedicated along the subject road frontages in addition to a 16' drainage easement near the northern property boundary and a sidewalk easement near the southern boundary. No utility infrastructure expansion is required at this time.

Replats are subject to the provisions Section 29-5.2(d)(4) of the UDC which requires analysis of following three criteria:

1. Will the replat eliminate any restriction upon the property benefiting the neighboring property owners or City and if removed is such action in the best interest of the public.  
**No existing restrictions were found to exist on the property benefitting the public or City.**
2. Do adequate infrastructure services exist to meet the needs of the resubdivision or will there be no adverse effect on such infrastructure facilities caused by the resubdivision.  
**The site is served by adequate public infrastructure and no public main extensions will**



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**be required. The future site development will require compliance with regulatory standards pertaining to stormwater, sidewalk installation, and traffic management.**

3. Would the replat be detrimental to the other property in the neighborhood or, if alleged to be detrimental, the public benefit outweighs the alleged detriment. **The proposed replat consolidates an undeveloped property previously not subject to stormwater requirements and authorized for greater density than presently zoned. The use of the undeveloped property to permit expansion of the existing CIS campus is not believe to have a detrimental impact to the neighborhood and will support goals and objectives contained in the City's adopted Comprehensive Plan for creating "Livable and Sustainable Communities".**

The final plat meets all the standards of the UDC regulations and is recommended for approval by staff. No design adjustments were requested in connection with the request.

The locator maps and 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: 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
11/21/22	Approved rezoning from PD to R-MF. (B315-22)
11/1/04	Approved Final Plat of Timber Creek, Plat No. 1 (Ord. 18069)
1/5/04	Approved PUD Site Plan of Timber Creek & Statement of Intent (Ord. 17951)

## Suggested Council Action

Approve the final plat of *Independent School, Plat No. 1*.