



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 16, 2024

Re: Woodrail Terrace – Final Plat (Case # 263-2023)

Executive Summary

Approval of this request would authorize the recording of a new 4-lot final plat to be known as "Woodrail Terrace Plat 1". The proposed plat is a replat of Lots 14B and 14C of Woodrail Subdivision Plat 3. The proposed four new lots are consistent with a recently approved PD Plan revision for the same acreage known as "Lots 14B & 14C Woodrail Terrace, Plat 1 PD Plan". Approval of the submitted final plat would create four legal lots on the 0.55-acre subject site allowing for construction of two pairs of attached single-family structures (4 total units).

Discussion

A Civil Group (agent), on behalf of Southside Development, LLC (owners), is seeking approval of a 4-lot final plat, constituting a replat of previously platted land, that contains 0.55 acres located near the south end of Woodrail Terrace. The proposed plat will be known as "Woodrail Terrace Plat 1." The applicants intend to construct attached single-family home on each of the four lots, with a zero-setback arrangement on the shared lot lines between Lots 1 and 2, and 3 and 4.

In October 2023, City Council approved a major revision (Case # 222-2023) to the 2000 approved PUD development plan governing the site. The revisions to the existing PUD Plan also served as a new preliminary plat for the acreage. The new plan, known as "Lots 14B & 14C Woodrail Terrace, Plat 1 PD Plan", proposed the division of the subject acreage into the four lots shown on the submitted final plat.

The final plat is consistent with the approved PD Plan and the provisions of the Unified Development Code (UDC). A standard 10-foot utility easement is shown on the eastern frontage and a variable width utility easement is shown along the western frontage of the property. No additional right of way is required to be dedicated for Woodrail Terrace as a result of this replat. The existing sidewalk gaps along the property's frontage will be required to be completed as part of the building permit process.



Per sec. 29-5.2(d)(4) of the UDC, a resubdivision/replat shall only be approved by the Council if the following criteria are met (staff analysis follows each criterion):

(i) The resubdivision would not eliminate restrictions on the existing plat upon which neighboring property owners or the city have relied, or, if restrictions are eliminated, the removal of such restrictions is in the best interest of the public.

The proposed Woodrail Terrace final plat is largely consistent with the 2001, "Replat of Lot 14, Woodrail Plat No. 3," with some minor exceptions. The proposed plat would straighten the internal lot line between the existing lots 14B and 14C, then a new lot line is introduced from east to west across the parcel splitting each existing lot into two.

The existing plat does not include any specific restrictions. It does note the location of the structure on Lot 14A, and that it was under construction at the time the plat was being considered. Standard utility easements and front yard setbacks are depicted which are consistent with those shown on the proposed plat.

(ii) Adequate utilities, storm drainage, water, sanitary sewer, electricity, and other infrastructure facilities are provided to meet the needs of the resubdivision, or, there will be no adverse effect on such infrastructure facilities caused by the resubdivision.

The subject site is adequately served by all City utilities, and there are no known capacity issues. Neighbors have raised concerns regarding stormwater impacts potentially resulting from development of the site as proposed. The property is exempt from the stormwater requirements of Chapter 12-A of the UDC, as it meets the exemptions for redevelopment under one acre and for single-family residences. Staff also believes that these potential impacts are comparable to what would be anticipated if the parcel were developed in compliance with the previous development plan.

The newly-approved statement of intent noted a minimum open space requirement of 40% in order to maintain a certain level of greenspace and facilitate surface drainage of stormwater. This 40% minimum requirement is consistent, and even greater in some instances, with the open space found on other lots in the development. The required setbacks alone account for 44% open space on the proposed lots.

(iii) The replat would not be detrimental to other property in the neighborhood, or, if alleged to be detrimental, the public benefit outweighs the alleged detriment to the property in the neighborhood.

The proposed housing type is consistent with the existing built environment and the established planned district zoning regulations, which remain unchanged since the original approval of R-3 PUD zoning in 1975.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

The proposed plat constitutes infill development within an established neighborhood. The impacts of the proposed housing type and additional density are not significant when considering what the site was designed to accommodate.

The plat has been reviewed by both internal and external departments/agencies, complies with all requirements of the UDC, and is in substantial conformance with the approved PD plan which also serves as the site’s preliminary plat. The plat is supported for approval by staff.

Locator maps and final 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. 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: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Infrastructure, Tertiary Impact: Environmental Management

Legislative History

Date	Action
12/18/2023	Approved: Lots 14B & 14C Woodrail Terrace, Plat 1 PD Plan and a revised statement of intent (Ord. 025536)
09/06/2001	Approved: Woodrail Plat 3, replat of Lot 14. (Ord. 017003)
12/11/1980	Approved: Woodrail PUD Plan, Plat 3, Revised
01/09/1975	Approved: Final PUD Plan & Preliminary Plat of Woodrail Plat #3
06/04/1973	Approved: Woodrail Subdivision Plat 2. (Ord. 006045)

Suggested Council Action

Approval of the proposed, “Woodrail Terrace Plat 1,” final plat.