



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 5, 2020

Re: Moon Valley Subdivision- Block III (Case #08-2020)

## Executive Summary

Approval of this request will bestow legal lot status on a one-lot subdivision of approximately 3.1-acres to be known as "Moon Valley Subdivision- Block III" to facilitate a single family home on property generally located southeast of the terminus of Moon Valley Road.

## Discussion

Engineering Surveys and Services (ESS) (agent), on behalf of Randy Rogers Romines and Matthew Collins Rogers (owners), are seeking acceptance of a one-lot, 3.1-acre subdivision to be known as "Moon Valley Subdivision- Block III". The one-lot plat will confer legal lot status to the 3.1 acres and allow permits to be issued for the construction of new home. The property is zoned R-1 (One-Family Dwelling) district, and the applicants have indicated the property owners would like to build a home for themselves as the property has been in their family for decades.

The property is to the south of the Broadway Village Apartments and to the north of the Hominy Creek. The newly created lot will be accessed from a private driveway extending from the terminus of Moon Valley Road via an irrevocable shared access easement. The plat dedicates a 50' Green Space Trail Easement along its northern boundary for the future Hominy Trail connection (shown on the 2013 Parks and Recreation Trails Plan) and utility easements required to serve the property with City utilities. The existing Stream Stewardship Trust Fund Conservation Easement which generally runs along the southern boundary of the property is also shown on the plat. The proposed home site is outside of the conservation easement area.

Fire protection for the proposed residence will be provided via a newly installed fire hydrant accessible from the private driveway serving the lot that has a "T" turnaround attached to its end. The existing 1" waterline to the south of the lot will be upgraded to a 6" line to provide adequate fire flow. It should be noted that a separate, related off-site easement that will contain the upgraded waterline was introduced as B258-20 at the September 21, 2020 Council meeting and is scheduled to receive second reading on October 5, 2020. The proposed plat cannot be approved until this off-site easement is approved given the easement is not on the property contained within the subject plat.

The plat has been reviewed by both internal and external agencies and found to meet all subdivision requirements of the UDC and all other applicable city requirements. The plat is sought to be approved with requested design adjustments.



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

The Planning and Zoning Commission considered this request at their August 20, 2020 meeting. Staff presented its report and the applicant was available for questions. No member of the public spoke during the public hearing. Following limited discussion, a motion to approve the plat passed (8-0).

The Planning Commission staff report, locator maps, final plat, and meeting minute excerpts 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.

## Strategic & Comprehensive Plan Impact

### Strategic Plan Impacts:

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

### Comprehensive Plan Impacts:

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

## Legislative History

Date	Action
9/21/2020	Introduction to accept off-site easement for utility purposes (B258-20)

## Suggested Council Action

Approve the final plat Moon Valley Subdivision- Block III as recommended by the Planning and Zoning Commission.