



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 3, 2022

Re: Greenville Subdivision, Plat 1, Preliminary Plat (Case #27-2022)

## Executive Summary

Approval of this request would result in the creation of an 8-lot preliminary plat that includes 6 single-family lots and two common lots. The property is zoned R-1 (One-Family Dwelling) and is located north of Green Meadows Road at its intersection of Green Meadows Circle.

## Discussion

Crockett Engineering (agent), on behalf of West Rock II, LLC (owner), seek to preliminary plat the vacant 1.45-acres of property at the intersection of Green Meadows Road and Green Meadows Circle. The proposed preliminary plat depicts a total of 8 lots (6 single-family detached homesites and two common lots). The property is zoned R-1 which permits single-family dwellings "by-right" and the proposed preliminary plat is not requesting any waiver or design adjustment from the UDC. All future construction on the site would be required to comply with all dimensional and design standards of the UDC applicable to residential development.

Of the proposed six residential lots, four have frontage on Green Meadows Circle with the remaining two have frontage on Green Meadows Road. The development provides vehicular access from a single point of access for all six homes from Green Meadows Circle. The use of the shared access is in response to previous comments requesting that thoughtful placement of a shared access point be considered. The access driveway will be located within a 20-foot irrevocable access easement straddling the shared internal property lines of the parcel. It should be noted, vehicular access to Green Meadows Road is restricted for single-family dwellings per the UDC given its roadway classification.

The proposed preliminary plat represents the four proposal for development of the subject tract in recent years and does not require a rezoning. The proposed development of single-family dwellings is considered compatible with the adjoining residential character and is significantly less dense that prior requests. Prior proposals relied upon approval of a rezoning action each of which were defeated during their respective Council hearings.

The Planning and Zoning Commission considered this request at their December 9, 2021 meeting. Staff presented its report noting two potential conditions that may be appropriate to ensure development was context sensitive. The first condition addressed setbacks internal setbacks from the shared access to ensure Fire Code compliance. The second condition dealt with structure orientation to ensure front doors where facing each roadway frontage given the UDC specifically exempts single and two-family dwellings from this requirement.



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Following the staff report the applicant gave an overview of the request, responded to the conditions recommended by staff, and answered Commission questions. The applicant indicated willingness to increase the rear yard setback to 30-feet; however, stated they were not supportive of the condition to have front entries of each dwelling unit being **required** to face the development's exterior roadway frontages. The applicant indicated it was their intent to do so, but preferred to have the option for modification.

After a procedural discussion and pursuant to the provisions of the UDC, the Commission made separate motions for approval of the recommended conditions and the preliminary plat. The Commission made the following motions:

1. Addition of a plat note establishing a 30-foot rear setback from the development's **internal** property lines. Approved (8-0).
2. Addition of a plat note requiring structures built on lots with frontage on **Green Meadows Circle** be constructed with functional entry doors facing that frontage. Approved (5-3).
3. Addition of a plat note requiring structures built on lots with frontage on **Green Meadows Road** be constructed with functional entry doors facing that frontage. "No recommendation" due to a tie (4-4) vote.
4. Motion to approve preliminary plat, subject to conditions. Approved (8-0).

The Planning and Zoning Commission staff report, locator maps, preliminary plat, and meeting minute excerpts are attached. The attached preliminary plat **does not** reflect plat notations recommended by the Commission.

## 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 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: Not Applicable, 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



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## Legislative History

Date	Action
3/15/2021	The, "Midland PD Plan," was defeated by Council.
10/19/2020	The, "Godfrey PD Plan," was defeated by Council.

## Suggested Council Action

Approve the *Greenville Subdivision Plat 1 Preliminary Plat* as recommended by the Planning and Zoning Commission: Approval, subject to the addition of plat notations requiring 30-foot rear setbacks, and requiring building orientation to Green Meadows Circle on lots with frontage on Green Meadows Circle. (There was no recommendation on a third motion to add a note requiring all dwellings to face their respective street frontages.)

Should Council concur with the Planning & Zoning Commission's recommendations, an amended preliminary plat will be required reflecting the additional plat notations.