



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 2, 2025

Re: Totolmajac Villages – Preliminary Plat (Case # 166-2025)

## Executive Summary

Approval of this request would authorize the creation of a 23-lot preliminary plat to be known as "Totolmajac Villages." The subject property contains 5.09 acres and was recently rezoned to the R-2 (Two-family Dwelling) zoning district. The proposed preliminary plat layout illustrates a development utilizing the "cottage" optional development standards. Use of these standards required approval of the Board of Adjustment, which was granted on August 12, 2025.

## Discussion

A Civil Group (agent), on behalf of Mendez Properties LLC (owner), are seeking approval of a 23-lot preliminary plat to be known as Totolmajac Villages on 5.09 acres located at 3310 Oakland Gravel Road. The plat was considered by the Planning and Zoning Commission concurrently with a request (Case #167-2025) to rezone the property from R-1 (One-family Dwelling) to R-2 (Two-family Dwelling) to allow the development of "cottage-style" single-family detached dwellings. The rezoning of the property was approved by the City Council on June 16, 2025 (Ord #025998). To facilitate use of the cottage optional development standards, the applicants were required to obtain Board of Adjustment approval which was granted on August 12, 2025. Given the subject acreage has attained all prerequisite regulatory approvals the attached preliminary plat can be considered by City Council.

The proposed preliminary plat is inclusive of 22 single-family cottage lots and one common lot intended for stormwater and tree preservation purposes. The proposed development lots are to be accessed from an internal extension of Glorietta Drive from near the northeast corner of the subject parcel. The extension enters the site and then turns west, where it connects to Oakland Gravel Road. The plat provides a 50-foot right-of-way for Glorietta Drive, which is depicted with a 28-foot pavement width, both of which are consistent with City requirements for local residential streets.

The proposed plat has made provision for the standard 10-foot utility easement along all lot frontages, with the easement along the north side of Glorietta Drive being expanded to 15-feet to accommodate a sewer main extension serving those adjacent lots. Oakland Gravel Road is classified on the CATSO Major Roadway Plan (MRP) as a major collector. As such, the potential for greater-than-usual levels of traffic resulting from the increased density of R-2 zoning is not anticipated to exacerbate any level of service issues on the street presently. Sidewalks presently exist along this roadway frontage and additional right of way is shown as being dedicated to ensure compliance with minimum city standards. Private residential



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driveways would not be permitted from Oakland Gravel Road and any future final plat will restrict such access.

The site lies within the City's Urban Service Area and all utilities and services are to be provided by the City. Adequate easements are being proposed to provide connections for utilities to all lots. City review staff expressed no concerns with respect to available infrastructure capacity necessary to serve the increased R-2 density.

Given the approval of both the rezoning to the R-2 district and cottage optional development standards, the proposed layout is regulatorily compliant and viewed as appropriate and supportive of the goals and objectives of both Columbia Imagined and the recently completed Boone County-City of Columbia Housing Study.

The Planning & Zoning Commission considered the preliminary plat at their May 8, 2025 meeting. Staff provided its report and noted that the Board of Adjustment would need to approve the use of the optional development standards. There was discussion on the size of the street within the development and its ability to allow parking on both sides while also meeting the Fire Code requirements. Staff noted the roadway proposed was compliant with city standards and that the width allowed parking along both sides like any other traditional residential development within the City. It was noted that this development was proposing standard street right of way and pavement width unlike the Wyatt Acres preliminary plat which used lessor standards triggering the need for a parking restriction. Furthermore, staff noted no comments for internal review staff indicated a restriction on on-street parking was necessary with the development.

The applicant provided clarity on the parking issue noting that each lot would be accommodating two on-site parking spaces as required by the UDC and further reiterated that the roadway within the development was consistent with surrounding residential development where parking was allowed on both street frontages. The applicant noted it was not their belief a parking restriction was warranted. The applicant was available to answer additional Commissioner questions which included clarification of the easements on the site and the proximity of new development to the existing R-1 development surrounding the site.

Following limited additional discussion, a motion was made to recommend approval of the proposed preliminary plat pursuant to the Board of Adjustment approval of the optional development standards, which passed unanimously (8-0).

The Planning and Zoning Commission staff report, locator maps, preliminary plat, and meeting minute excerpts are attached for review.



Fiscal Impact

Short-Term Impact: Limited. All costs associated with the extension of public infrastructure systems will be borne by the applicant. Depending on construction completion, additional costs may be incurred for maintenance of newly installed infrastructure and increased public safety and service provision (i.e. trash collection). Incurred costs are dependent on subdivision development.

Long-Term Impact: On-going maintenance of public infrastructure and provision of public safety and solid waste services. 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: Mobility, Connectivity, and Accessibility, Tertiary Impact: Livable & Sustainable Communities

Legislative History

Date	Action
08/12/25	Board of Adjustment authorization to use optional development standards. (Case # 241-2025)
06/16/25	Approved R-2 rezoning (Ord 025998)

Suggested Council Action

Approve the requested "Totolmajac Villages," preliminary plat as recommended by the Planning & Zoning Commission and approved by the Board of Adjustment.