



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 2, 2023

Re: OPR Subdivision Plat 2 – Preliminary Plat (Case #183-2023)

Executive Summary

This request would approve a 17-lot (16 single-family “cottage” and 1 common lot) preliminary plat to be known as “*OPR Subdivision Plat 2*”. The subject 2.22-acre property is zoned R-2 (Two-family Dwelling) and was authorized by the Board of Adjustment on September 12, 2023, to use the “cottage” optional development standards. The subject property is located south of Old Plank Road, west of Bethel Church Road and is addressed as 200 W. Old Plank Road.

Discussion

A request by Simon & Struempf Engineering (agent), on behalf of Jeremy Spillman and Brooks Chandler (owner), for approval of a 17-lot Preliminary Plat of R-2 (Two-family Dwelling) zoned property, to be known as OPR Subdivision Plat 2. The approximately 2.22-acre subject site is located south of Old Plank Road, west of Bethel Church Road and includes the address 200 W Old Plank Road.

The site was rezoned to R-2 (Two-family Dwelling), from R-MF (Multiple-family Dwelling) by City Council on August 21, 2023. The applicant's intent for rezoning was to enable cottage standards to be requested from the Board of Adjustment (BOA) so that the property may be subdivided using reduced dimensional standards. The BOA approved the owner's request for cottage standards on September 12, 2023 which has allowed the applicant to proceed with the preliminary plat.

The preliminary plat depicts 16 residential lots fronting a 50-foot wide public street named Butler Street that terminates in an off-set “T” turnaround named Sheets Street. The off-set “T” is an allowed Fire Code option and is an alternative to a traditional cul-de-sac. The installation of a cul-de-sac at the terminal end of Butler Street would result in greater paved area and loss of “cottage-style” lots. Butler Street takes access from Old Plank Road, a Neighborhood Collector on the Columbia Area Transportation Study Organization (CATSO) Major Roadway Plan. Sheets Street has been provided to allow for future street connectivity to the west. A single common lot (Lot C1) is shown in the southeast corner of the subdivision. The lot would serve as proposed stormwater infrastructure, constructed in accordance with the City's stormwater ordinance.

Standard utility easements are provided along all street frontages and a 16-foot sewer easement is shown on the eastern and western boundaries of the site to accommodate public sewer. The site has access to all public infrastructure to support the proposed development and is located within Consolidated Water District #1, Boone Electric, and



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Boone County Regional Sewer District territories (sewer is treated by the City through an interconnection agreement). Costs associated with the relocation or extension of services to support the development shall be at the developer's expense. Sidewalks along the Old Plank Road and all interior streets will be required to be installed within 3 years of the approval of the subdivision's final plat.

The Planning and Zoning Commission considered this request concurrently with its rezoning (Case # 182-2023) from R-MF to R-2 during its July 6, 2023 meeting. Staff provided its report and answered general questions. The applicant was not available for questions. Several members of the public spoke on the request expressing concerns about traffic and roadway conditions, the loss of natural features between the property to the west and the subject site, as well as, seeking assurances that the adjoining tract to the west would be provided with options to inter-connect with the proposed site and its intended improvements. The concerns expressed were offered as part of the testimony associated with the rezoning.

The Planning and Zoning Commission clarified that the request was a "down-zoning" and would result in less impacts than the then existing R-MF. They further indicated that the request for development accommodation was a matter of negotiation between the adjacent property owners and not within the purview of the Commission. Clarification relating to traffic impacts were offered by staff which noted that no traffic study was triggered given the development's scale. Staff further noted that given the multi-jurisdictional location (City and County) of the adjoining roadway network coordination between jurisdictions would be required to address the concerns expressed. Following limited additional discussion, the Commission made a motion to approve the requested rezoning which received unanimous (7-0) approval

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

Fiscal Impact

Short-Term Impact: None anticipated. Any future expansion or relocation of utilities to serve the development would be addressed by borne by the applicant.

Long-Term Impact: Potential impacts may include additional public infrastructure maintenance (i.e. roads) as well as public safety and solid waste collection costs. Such impacts may or may not be off-set by increased property tax collections or user-fees.



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Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Resilient Economy, Secondary Impact: Reliable and Sustainable Infrastructure, Tertiary Impact: Inclusive and Equitable Community

Comprehensive Plan Impacts:

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Infrastructure

Legislative History

Date	Action
9/12/23	Approved "cottage" optional development standards (BOA Case #234-2023)
8/21/23	Approved rezoning from R-MF to R-2 (Ord. 025423)
12/21/20	Approved annexation & permanent zoning (Ord. 024463)

Suggested Council Action

Approve requested 17-lot preliminary plat to be known as "*OPR Subdivision Plat 2*" as recommended by the Planning and Zoning Commission.