city of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning
To: City Council
From: City Manager & Staff
Council Meeting Date: April 6, 2026
Re: Totolmajac Villages – Final Plat (Case # 54-2026)
Impacted Ward: Ward 3

Executive Summary

Approval of this request will result in the creation of a 23-lot subdivision, to be known as, "Totolmajac Villages." The final plat is consistent with the "Totolmajac Villages Preliminary Plat," which was approved by City Council in September, 2025. (Res. R127-25)

Discussion

A Civil Group (agent), on behalf of Mendez Properties, LLC (owner), is seeking approval of a 23-lot final plat, to be known as, "Totolmajac Villages." The 5.09-acre subject site is located at 3310 Oakland Gravel Road, southeast of the intersection of Oakland Gravel and Blue Ridge Road. The approved preliminary plat was considered by City Council 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. The attached final plat would bestow legal lot status on the proposed lots, allowing the issuance of building permits on the property.

The proposed plat includes 22 single-family cottage lots and one common lot intended for stormwater and tree preservation purposes near the southwest corner of the parcel. 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.

Oakland Gravel Road is classified as a major collector on the CATSO Major Roadway Plan (MRP). As such, the anticipated levels of traffic resulting from the increased density of R-2 zoning are not anticipated to exacerbate any level of service along on the street. Sidewalks presently exist along the Oakland Gravel Road frontage and additional right-of-way is being dedicated, in compliance with minimum city standards. Private residential driveways are not permitted from Oakland Gravel Road, which is memorialized in Note #5 on the face of the plat.

The proposed plat provides the standard 10-foot utility easement along all street frontages, with the easement along the north side of Glorietta Drive being expanded to 20-feet to accommodate a sewer main extension serving those adjacent lots. A drainage easement, accommodating proposed stormwater infrastructure extends along the western edge of Lot 122, adjacent to the common lot, then along the southern edge of the parcel, to the

northern side of Lot 115. Lots 118-122 are also encumbered with an additional tree preservation easement on their southern boundary to maintain the existing natural screening between the subject site and the properties to the south.

The final plat has been reviewed by both internal/external staff and agencies and found to be consistent with the approved preliminary plat and compliant with the requirements of the UDC. The proposed final plat is recommended for approval.

Locator maps, the approved preliminary plat, and proposed final plat 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: Livable & Sustainable Communities, Tertiary Impact: Not Applicable

Legislative History

Date	Action
09/02/25	Approved preliminary plat of, "Totolmajac Villages." (Res. R127-25)
08/12/25	Board of Adjustment authorization to use optional development standards. (Case # 241-2025)
06/16/25	Approved rezoning from R-1 to R-2. (Ord. 025998)

Suggested Council Action

Approve the, "Totolmajac Villages," final plat.