



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 18, 2022

Re: Greenville Subdivision, Plat 1 - Final Plat (Case # 171-22)

Executive Summary

Approval would result in the creation of a seven lot final plat that includes six residential lots and one common lot. 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), seeks to final plat the vacant 1.45-acres of property at the intersection of Green Meadows Road and Green Meadows Circle. The plat depicts a total of seven lots (six single-family detached homesites and one common lot). The property is zoned R-1.

The single-family homesites are permitted under the existing R-1 zoning. Several previous proposals for this property relying upon approval of a rezoning action were not approved by the Council. The proposed development of single-family dwellings is considered compatible with the adjoining residential character.

The final plat is consistent with the January 3, 2022 approved preliminary plat for Greenville Subdivision, Plat 1. The development provides vehicular ingress/egress from a single point of access for all six homes via a 20-foot irrevocable access easement straddling the shared internal property lines of the development that connects to Green Meadows Circle. It should be noted that vehicular access to Green Meadows Road is restricted for single-family dwellings per the UDC given its roadway classification.

The plat reflects conditions which were a part of the preliminary plat approval to ensure context-sensitive development. The first condition requires a thirty foot (30') rear setback from the shared access to ensure Fire Code compliance. The second condition requires the orientation of structures with frontage on Green Meadows Circle to be constructed with a functional entry door facing the roadway. The condition was seen as necessary given the UDC specifically exempts single and two-family dwellings from the requirement and determined that viewing the rear of a structure from the roadway was less in keeping with the residential character of the surrounding neighborhood.

It should be noted that the preliminary plat originally reflected two common lots; however, per notes on the preliminary plat it was anticipated that the present configuration may have been the ultimate development scenario. Given the note permitting this reduction in common lots, staff has determined that the final plat is in "substantial compliance" with the approved preliminary.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

The final plat dedicates the required 10' utility easements adjacent to abutting roadway frontages. There is adequate right-of-way in place; therefore, no additional dedications are required. Finally, sidewalk currently exists along all the site's frontages. The plat has been reviewed by internal staff and external agencies and found to be consistent with the UDC and all other applicable regulations and requirements.

A copy of the final plat, locator maps, approved preliminary plat, and Resolution 4-22A are attached for review.

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: Reliable Infrastructure, Secondary Impact: Safe Neighborhoods, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

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

Legislative History

Date	Action
01/03/22	Approved Preliminary Plat for "Greenville Subdivision, Plat 1". (R 4-22)

Suggested Council Action

Approve the final plat of Greenville Subdivision, Plat 1.