



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 3, 2024

Re: Westwood Addition Plat No. 3 – Final Plat (Case # 192-2024)

Executive Summary

Approval of the proposed replat would result in the creation of two new lots from two existing lots, known as lots 157 and 164 of *The Westwood Addition*. The new two-lot final plat will be as *Westwood Addition Plat 3*.

Discussion

A request by OWN Engineering (agent), on behalf of Smith Aaron W & Rachel D Revocable Trust (owner), seeking approval of a 2-lot final plat. The 1.21-acre site is currently zoned R-1 (Single Family Dwelling) district and currently has one structure on the site. The site is located directly east of the intersection of Lathrop Road and South Greenwood Avenue and includes the address 600 South Greenwood Avenue.

The subject site is comprised of parts of lot 157 and part of lot 164 of *the Westwood Addition* to the City of Columbia that was recorded in 1906. The purpose of the platting action is to create two legal lots in advance of new development on the northern lot. While the residentially zoned property is described as being parts of two lots it does not meet the definition of "legal lot" given there is not an accurate metes and bounds description or recorded plat showing the currently configured lot prior to its annexation into the City or prior to 1964. Upon plat approval, the newly created lots will both be considered "legal lots" and permitted to obtain a building permits for either new development or redevelopment. This replat would also make the existing structure on Lot 1B a "legal, conforming structure" given it is presently built over a property line on a non-legal lot.

The lots have direct access to Greenwood Avenue, and are both dedicating an additional ~5 ft of right of way to meet the minimum half-width standards for a residential street which requires a minimum of 44- to 50-feet of right of way. Greenwood Avenue is platted as a 40-foot right of way. The additional ~5-feet of right of way that will be dedicated with this plat would bring the right of way abutting the subject lots into compliance with the required 25-foot half-width standards for a residential street. Sidewalk is presently not installed along the subject lots; however, would be a requirement if new development or redevelopment occurs unless otherwise waived a permitted by the UDC. No design adjustment has been sought to waive the sidewalk installation standard at this time.

A standard 10-foot utility easement is also shown along the adjusted Greenwood frontage. Additionally, a 16' private sanitary sewer easement, recorded in Book 5903, Page 109 in the southeast corner of lot 1A, is shown on the plat. This private easement connects to the existing public sewer traversing lot 1A and provides lot 1B with "legal" access to the existing



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public sewer line. Given the existing undivided nature of the subject property, the existing sewer lateral serving the home on lot 1B was connected directly to the public sewer line. The private easement was permitted such that the existing lateral line would not be required to be removed. While the platting of a private sewer easements is generally not permitted by city policy, given lot 1B has access to public sewer from Greenwood Avenue via a traditional lateral extension, if necessary, the private easement was allowed to be created. Finally, a 16' electric easement, and a 16' drainage easement shown as being dedicated with the plat across the southwest corner of lot 1A and the north-central portion of lot 1B to accommodate existing utility features that were not previously required to be accommodated given the un-subdivided nature of the overall acreage.

Pursuant to sec. 29-5.2(d) of the UDC, approval of a replat is subject the following three (3) criteria. Staff analysis of these criteria are shown in **bold** text.

- (i) The resubdivision would not eliminate restrictions on the existing plat upon which neighboring property owners or the city have relied, or, if restrictions are eliminated, the removal of such restrictions is in the best interest of the public.

Staff is unaware of any restrictions associated with this property that would be eliminated if the proposed consolidation is approved.

- (ii) Adequate utilities, storm drainage, water, sanitary sewer, electricity, and other infrastructure facilities are provided to meet the needs of the resubdivision, or, there will be no adverse effect on such infrastructure facilities caused by the resubdivision.

There are no known capacity-related issues associated with the public infrastructure serving this parcel and existing infrastructure is capable of supporting future redevelopment. Evaluation of stormwater impacts with redevelopment and mitigative measures, if needed, will be addressed at the time of building permit submission. Sewer, drainage, electric, and general utility easements are being dedicated on this plat.

- (iii) The replat would not be detrimental to other property in the neighborhood, or, if alleged to be detrimental, the public benefit outweighs the alleged detriment to the property in the neighborhood.

The subject site is within a R-1 (One-family, Dwelling) district. The new lots being created here would be dimensionally consistent with the existing lots fronting Greenwood Avenue. In fact, subdividing the lot into 2 lots makes it closer to the dimensions of the neighboring lots to the north and south. The increased density of one dwelling unit is not considered to be detrimental to the property in the neighborhood. Adding an additional dwelling would create an opportunity to distribute the costs of public infrastructure maintenance over a greater number of lots/dwellings.



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The final plat has been found to meet all the standards of the UDC regulations and is recommended for approval.

Locator maps and the final plat are attached for review.

Fiscal Impact

Short-Term Impact: None. Any extension or relocation of public infrastructure would be borne by the applicant/future developer.

Long-Term Impact: Minimal. Impacts may include increased public infrastructure maintenance, public safety service provision, and trash collection costs. These impacts may or may not be offset by increased user fees and/or property tax collection.

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: Infrastructure, Tertiary Impact: Not Applicable

Legislative History

Date	Action
07/11/1906	Approved the final plat of Westwood Addition

Suggested Council Action

Approve the final plat of *Westwood Addition Plat 3*.