



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 19, 2024

Re: Russell Subdivision Plat 7 Design Adjustments (Case # 21-2024)

Executive Summary

Approval of this request grant design adjustments to required right of way width and type of access as well as waive the requirement to install sidewalks within a proposed 8-lot subdivision to be known as “*Russell Subdivision Plat 7*” which is located northwest of the intersection of Rollins Road and Russell Boulevard. The proposed development contains 6 single-family homesites and 2 common lots. The property is presently improved with a single-family home addressed as 709 Russell Boulevard that will be retained upon development of the subdivision. Lot C2 of the proposed development is to contain a shared irrevocable ingress/egress easement (the subject of one of the design adjustments) that would serve as the primary access to all proposed lots. The proposed preliminary plat appears on the Council's February 19 agenda under separate cover. Approval of the requested design adjustment is necessary to ensure the plat meets UDC requirements.

Discussion

A Civil Group (agent), on behalf of Jack and Kay Wax (owners), are seeking approval of two design adjustments from the Unified Development Code relating to right of way width and type as well as waiver of the sidewalk installation in connection with a proposed 8-lot preliminary plat to be known as “*Russell Subdivision Plat 7*”. The 3.20-acre development is located northwest of the intersection of Rollins Road and Russell Boulevard and constitutes a replat of Lots 1 and 2 of Russell Subdivision – Plat 5.

The applicant desires to develop the 3.20-acre site in accordance with the existing R-1 zoning dimensional standards. Additionally, an underlying objective of the applicant was to make the new development appear as though it had always been planned for its location. However, to achieve these objective certain regulatory requirements applicable to new subdivision development are sought to be modified or waived. Specifically, the applicant seeks authorization to use an irrevocable ingress/egress easement for access to the proposed 8-lots in lieu of a traditional 44-wide public right of way. Additionally, the applicant seeks relief from having to install sidewalk along both side of the proposed ingress/egress easement.

Prior to submitting for formal preliminary plat consideration, the applicant held a concept review with City staff to discussion the development. At that time, the applicant was proposing a 20-foot wide public roadway (built to alley standards) that connected Rollins Road to Russell Boulevard. Staff noted that this type of roadway would afford no benefit to the public and recommended it be shown instead as the proposed ingress/egress easement. Furthermore, staff did not support the applicant's inclusion of a pedestrian path



City of Columbia

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along the edge of the travel lane and recommended a waiver be sought for its installation as well.

In response to the recommendations of staff, the applicant submitted the design adjustments that are described in the attached Planning and Zoning Commission staff report. Staff's analysis of the design adjustments finds that the alternative access proposed as depicted on the attached preliminary plat is consistent with the objectives of the UDC. The access would consolidate all vehicular access to the 8-lots internally within the property and not create additional conflict points along Rollins Road or Russell Boulevard. Furthermore, the proposed access has incorporated a Fire Code compliant turnaround that will permit emergency responders a means to each individual lot. As separate irrevocable ingress/egress easement will be required to be recorded to assure that all access and maintenance responsibilities for the access are properly assigned to the adjoining property owners. The City of Columbia will not be responsible for this access in the future and it will function similar to any other "private" street that presently exists inside the City's corporate limits.

In evaluation the requested waiver of the sidewalk installation, staff considered the surrounding public sidewalk network and the adjacent pedestrian generators. Additionally, staff considered the fact that the proposed internal access within development did not connect to the adjacent roadway frontages. Furthermore, staff considered the limited traffic that would be generated on the internal access itself. Following these considerations and after considering the limited added value over the cost and impacts of requiring sidewalk installation staff supported the waiver of installation. It should be noted that if a payment in lieu of sidewalk installation is desired, such payment would equal approximately \$42,085. This fee is based upon waiver of a total of 594-feet of sidewalk (both side of private access) multiplied by the city's average 2-year cost (\$70.85/linear foot) for sidewalk installation.

The Planning Commission held a public hearing on this matter at its January 18, 2024 meeting. Following the staff report, the applicant's agent explained the revisions made to the plat following the December 21, 2023 hearing. Several members of the public spoke expressing concerns about the lack of communication following the December 21 meeting, possible traffic impacts given the site's proximity to the Russell Boulevard Elementary, the size of the lots being inconsistent with the vision for the area, maintenance of the sidewalks that would be along the rear of lots within the development specifically with respect to snow removal and trash collection/maintenance, trash collection, concerns regarding the creation of a private not public access, and that the does not bring "income" diversity to the neighborhood.

Following brief additional discussion and clarification of procedural matters, the Planning Commission made three separate motions with respect to the proposed development. The first motion was to approve the right of way width reduction and type of access within the development which was approved by a vote of (5-1). The second motion was to approve the requirement to build sidewalk along the ingress/egress easement which was approved



by a vote of (6-0). The third motion was to approve the proposed preliminary plat, subject to technical corrections, which was approved by a vote of (6-0).

A copy of the Planning and Zoning Commission staff report, locator maps, revised preliminary plat, original and revised design adjustment requests, and meeting minute excerpts are attached for review.

Fiscal Impact

Short-Term Impact: None anticipated. Any costs associated with the extension or relocation of public utility infrastructure will be borne by the applicant.

Long-Term Impact: Minimal. Potential costs may include increased public safety and trash collection services as well as increased public infrastructure maintenance (i.e. electric, roads, sewer, and water) to the site. These increased costs may or may not be off-set by user fees or increased tax collection.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable and Sustainable Infrastructure, Secondary Impact: Resilient Economy, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Infrastructure, Tertiary Impact: Economic Development

Legislative History

Date	Action
4/21/2016	Approved final plat – Russell Subdivision Plat 5 (Ord. 022792)

Suggested Council Action

Approve the design adjustment as recommended by the Planning and Zoning Commission.