



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 4, 2024

Re: Russell Subdivision Plat 7 – Final Plat (Case # 178-2024)

Executive Summary

This request would authorize the recording of an eight-lot final plat, to be known as “*Russell Subdivision Plat 7*”, on 3.17-acres of R-1 (One-family Dwelling) zoned property at the northwest corner of Rollins Road and Russell Boulevard. The final plat contains six single-family home sites and two common lots. The existing home addressed 709 Russell Boulevard is to be retained and the development would be accessed from a shared, irrevocable ingress/egress connecting to Russell Boulevard only.

Discussion

A Civil Group (agent), on behalf of Jack and Kay Wax (owners), are seeking approval of an 8-lot final plat to be known as “*Russell Subdivision Plat 7*” which constitutes a replat of Lots 1 and 2 of Russell Subdivision – Plat 5. A total of six single-family homesites and two common lots are proposed for the development. The subdivision is located at the northwest corner of Russell Boulevard and Rollins Road and is commonly addressed as 709 Russell Boulevard.

The final plat is substantially consistent with the March 2024 approved preliminary plat of the same acreage which also included approval of two design adjustments. The approved design adjustments permitted the use of a 20-foot wide shared irrevocable ingress/egress easement as access to the development lots and waiver of internal sidewalk construction along the shared ingress/egress easement. The development’s private stormwater facilities and shared ingress/egress easement are located within Lots C702 and C708, respectively.

The existing home located on proposed Lot 707 will remain following development and is to be accessed internally from the shared ingress/egress easement. The shared ingress/egress easement does not connect to Rollins Road; thereby, reducing the potential for “cut-through” traffic between Rollins and Russell during peak congestion periods associated with drop-off/pick-up activities at Russell Boulevard Elementary School. The location of the driveway approach for the shared ingress/egress easement to the intersection of Russell and Rollins is compliant with the UDC’s standards and was approved by the City Traffic Engineer. No lots within the development may directly access Russell or Rollins given their street classifications.

The subject site is encumbered by an existing greenspace conservation easement along its northern boundary that was recorded with Russell Subdivision – Plat 4. The boundaries of this easement are not affected by the proposed platting action, but rather have been incorporated into proposed Lots 701, C702, and 703. Per Unified Development Code definition, construction of structures within the easement is prohibited; however, the



City of Columbia

701 East Broadway, Columbia, Missouri 65201

easement can be disturbed for public utility construction and access purposes. Lot C702 is formally denoted on the plat as a “Not For Residential Development”.

The final plat also shows the dedication of a new 16-foot wide public utility easement through Lot 701 that expands to a “variable” width easement within Lot C702 that ultimately connects to an existing sanitary sewer easement within Lot 703. This newly dedicated easement is provided to accommodate a future public sewer that will be constructed by the developer and the city to remove a private common collector sewer to the northeast serving homes located off Oakwood Court. In addition to the new public utility easement, standard 10-foot utility easements along the site’s roadway frontages and additional right of way at the intersection of Russell Boulevard and Rollins Road are included. No additional right of way dedications or utility easements are necessary to support the proposed subdivision.

The proposed final plat is classified as a “resubdivision/replat” of existing platted property. As such, Council is required to determine compliance with the three criteria identified in Sec. 29-5.2(d)(4) of the UDC which are shown below. It should be noted that evaluation of these criteria was considered at the time of preliminary plat review by both the Planning Commission and City Council. Council approved the preliminary plat (Ord. # 025592) in March 2024. Given this outcome and prior consideration of the evaluation criteria of Sec. 29-5.2(d)(4), this report does not include a re-evaluation of these criteria. The proposed final plat is consistent with the approved preliminary plat.

Review Criteria of Sec. 29-5.2(d)(4) – Resubdivision/Replat

- (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.**
- (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.**
- (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 submitted final plat has been reviewed by both internal and external staff/agencies. The plat has been found to be compliant with the provisions of the UDC and is consistent with the March 2024 approved preliminary plat. The plat is recommended for approval by staff.

A copy of locator maps, approved preliminary plat, and final plat 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
3/04/2024	Approval Russell Subdivision Plat 7 Preliminary Plat (Ord. 025592)
3/04/2024	Approved Russell Subdivision Plat 7 Design Adjustments (Ord. 025591)
4/21/2016	Approved final plat – Russell Subdivision Plat 5 (Ord. 022792)

Suggested Council Action

Approve the proposed final plat to be known as “Russell Subdivision Plat 7”.