



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 4, 2024

Re: Gentry Estates 2 – Final Plat (Case #187-2024)

Executive Summary

Approval of this request would result in the creation of a 4-lot final plat containing 13.16-acres of M-N zoned land that will be known as “*Gentry Estates 2, A Replat of Lots 2 & 3 of Gentry Estates*”. The final plat is located southwest of the intersection of Nifong Boulevard and Aurora Drive, and were identified as lots 2A, 3A, 3B and 3C on the Gentry Estates 2 preliminary plat.

Discussion

Engineering Surveys and Services (agent), on behalf of Jeffrey E. Smith Investment CO. L.C. (owner), seeks approval of a 4-lot final plat containing 13.16-acres of M-N (Mixed-use Neighborhood) zoned land known as “*Gentry Estates 2, A Replat of Lots 2 & 3 of Gentry Estates*”. The proposed plat layout is consistent with that shown on the approved preliminary plat of Gentry Estates 2 (Case # 127-2024).

The subject acreage was rezoned from PD (Planned Development) to its current M-N (Mixed-use Neighborhood) designation in 2019. The proposed plat is bounded on the east by Aurora Drive and a roadway easement leading to the Rock Bridge High School/Columbia Career Center (south of the roundabout); on the west by Lots 1 and 5 of Gentry Estates; on the north by West Nifong Boulevard; and on the south by Lot 1 of the Rock Bridge Subdivision Plat 14 (Gentry Middle School).

Lots 2A and 3C have roadway frontage along West Nifong Boulevard. Given both lots are greater than 300-feet in width they are considered eligible, per sec. 29-5.1(f)(1)(iv)(D) of the UDC, to have individual driveway connections to West Nifong Boulevard which is classified as an arterial street. Given the recent improvements to Nifong Boulevard, the potential accesses would be right-in and right-out movements only. Staff will review driveways upon submission of site development plans. A right-turn lane within the Nifong Boulevard right of way was installed with the recent reconstruction project at the approximate center of proposed Lots 2B and 3C and would allow westbound traffic access to the newly platted lots via an internal driveway network.

Proposed Lot 3A has frontage along proposed Simon Drive, a private drive within a 50-foot ingress/egress easement, which is an extension of the 2015 existing driveway easement granted as part of a minor plan revision for the Gentry Estates PUD-17 Development Plan to the west. Proposed Lot 3B would also have frontage on Simon Drive as well as the roadway easement south of the Aurora Drive/Nova Way roundabout.



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The proposed irrevocable ingress/egress easement containing Simon Drive is the same width as the easement established as part of the 2015 plan amendment to the west. As such, staff finds that it is consistent with the existing development patterns and meets the criteria of sec. 29-5(f)(1)(iv)(A) of the UDC with respect to the use of such easements as the sole access to Lots 3A and 3B.

The ingress/egress easement is also dedicated as a utility easement and will connect the existing access easement crossing Lots 1 and 2 of Gentry Estates (which connects to Bethel Street) to the existing roundabout at Aurora Drive and Nova Way. While the proposed easement is not a direct match to a "local non-residential" street it most closely aligns with 'Option A' of that designation as shown within Appendix A of the UDC by providing consistent pavement width; however, 10-feet less in right of way width. This lesser right of way width is consistent with what was previously established with the 2015 PD Plan amendment and has not been identified as an issue with respect to future utility instillation needs of relevant city departments.

Lot 3B, the southeastern most lot on the site, contains 2.80 acres of land that is not to be developed. A water main extension serves lots 3A, 3B, and 3C. An additional 16-foot storm sewer easement abuts the 16-foot sanitary sewer easement running north/south along the eastern lot line of lot 2A of the plat. A 15-foot utility easement is also proposed to service lots 3A and 3B, running north south between the lot lines. All other previously dedicated easements will remain in place.

This request has been reviewed by both internal and external staff and has been found to meet all requirements of the UDC. All appropriate easements of record are depicted and all necessary easements and rights-of-way, on- and off-site, will be dedicated either by separate document prior to recording of the plat or by this plat. Staff supports the approval of the plat.

Locator maps, approved preliminary plat, and final plat are attached for review.

Fiscal Impact

Short-Term Impact: None anticipated. Any costs associated with relocation of public utilities to be borne by the applicant.

Long-Term Impact: Potential impacts may include additional public infrastructure maintenance (i.e. electric, sewer, and water) as well as public safety and solid waste collection costs. Such impacts may or may not be off-set by increased property tax collections or user-fees.



Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Infrastructure, Tertiary Impact: Economic Development

Legislative History

Date	Action
05/20/24	Second read of preliminary plat of Gentry Estates 2 (R 108-24)
02/21/19	Approved Rezoning to M-N (B271-19)
06/19/12	Approved Gentry Estates PUD-17 Development Plan (Ord. 21340)
06/08/12	Approved Final Plat of Gentry Estates (Ord. 21353)
06/04/12	Approved Preliminary Plat of Gentry Estates Plat 1 (R 86-12)
10/04/11	Approved Rezoning to PUD-17 & CP (Ord. 21098)

Suggested Council Action

Approve the requested final plat to be known as "Gentry Estates 2, A Replat of Lots 2 & 3 of Gentry Estates"