



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: March 7, 2016

Re: Russell Subdivision – Plat No. 5 – Preliminary Plat (Case #16-52)

## Executive Summary

Approval of this request will result in the creation of a two-lot subdivision to be known as "Russell Subdivision, Plat No. 5".

## Discussion

The applicant is requesting approval of a two-lot preliminary plat of 3.17 acres of property zoned R-1 (One-Family Residential). A proposed public sanitary sewer main would extend approximately 160 feet into the subject site to provide a point of public sewer connection to the existing home, as well as the newly-created lot. The sewer main crosses a greenspace conservation easement at the property's northern edge, which will be maintained for both of the new lots.

At its February 4, 2016 meeting, the Planning and Zoning Commission considered this request and voted unanimously (8-0) to approve the proposed plat. The applicant's surveyor provided an overview of the plat. There were no Commissioner questions and no one from the public spoke regarding the application.

A copy of the staff report (including locator maps and preliminary plat) and meeting excerpts are attached for review.

## Fiscal Impact

Short-Term Impact: No new capital spending is expected within the upcoming 2 years as a result of this proposal.

Long-Term Impact: Maintenance of the extended public sewer main and provision of public safety and solid waste services to the new lot. Such long-term impacts may or may not be off-set by increases in user fees and property taxes.



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## Vision & Strategic Plan Impact

### Vision Impacts:

Primary Impact: Development, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

### Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

### Comprehensive Plan Impacts:

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Infrastructure, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
05/17/2004	Approved Russell Subdivision – Plat 4 (Ord. 018087)

## Suggested Council Action

Approve the proposed preliminary plat as recommended by the Planning and Zoning Commission.

Introduced by \_\_\_\_\_ Council Bill No. \_\_\_\_\_ R 27-16

## **A RESOLUTION**

approving the Preliminary Plat of Russell Subdivision – Plat 5.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council hereby approves the Preliminary Plat of Russell Subdivision – Plat 5, as certified and signed by the surveyor on December 22, 2015, a subdivision located on the northwest corner of Rollins Road and Russell Boulevard (709 Russell Boulevard), containing approximately 3.17 acres, and hereby confers upon the subdivider the following rights for a period of seven years from the date of this approval:

- A. The terms and conditions under which the Preliminary Plat was given will not be changed.
- B. The subdivider may submit on or before the expiration date the whole or any part of the subdivision for final approval.
- C. The time for filing the final plat may be extended by the Council for a specified period on such terms and conditions as the Council may approve.

SECTION 2. Prior to approval of the Final Plat of this Subdivision, the subdivider shall have completed the improvements required by the Subdivision Regulations, or in lieu of completion of the work and installations referred to, present security to the City Council with surety and conditions satisfactory and acceptable to the City Council, providing for and securing the actual construction and installation of the improvements and utilities; or put the City Council in an assured position to do the work, obligating the developer to install the improvements indicated on the plat, provided that no occupancy permit will be issued to any person for occupancy of any structure on any street that is not completed in front of the property involved, or the utilities have not been installed to the satisfaction of the City.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor and Presiding Officer

APPROVED AS TO FORM:

\_\_\_\_\_  
City Counselor

SUPPORTING  
DOCUMENTS FOR  
THIS AGENDA ITEM

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
January 21, 2016**

**SUMMARY**

A request by Engineering Surveys and Services (agent) on behalf of Robert C. Smith (owner) for approval of a two-lot preliminary plat of a 3.17-acre property located at the northwest corner of Rollins Road and Russell Boulevard and addressed as 709 Russell Boulevard. . (Case # 16-52)

**DISCUSSION**

The applicant is proposing to divide the existing lot into two lots by adding a property line running from north to south approximately 106 feet from, and parallel to, the lot's western boundary. This arrangement allows roadway access for the newly created lot, along Rollins Road. A 25-foot setback is shown along the southern boundary, along Rollins Road. A 15-foot setback is shown along the eastern boundary, which is Russell Boulevard.

In addition to the proposed division of the acreage, the plat indicates a future sewer main extension, across a greenspace conservation easement, to allow utility access to the original home on the site. As a result of this extension, the property is required to first obtain approval of this proposed preliminary plat and then approval of a final plat. Prior to approval of the final plat, construction plans for the extension of the sewer will need to be submitted and approved.

As noted, the proposed subdivision involves the extension of a public sewer through a greenspace conservation easement. Generally construction within a greenspace conservation easement is not permitted per the following language within Section 25-3 (Definitions; rules of construction.) of the Subdivision Regulations which states: "no development shall occur, except for public or private street, driveway, bridge and utility crossings where needed." Staff notes that the proposed extension of the public sanitary sewer across the newly-created lot, within the greenspace conservation easement, is necessary to serve the original home on the property and therefore is a permitted activity within the easement.

The plat has been reviewed by all applicable staff and has been found to meet all technical requirements within the subdivision regulations and zoning ordinance.

**RECOMMENDATION**

Approval of the preliminary plat for "Russell Subdivision – Plat 5"

**SUPPORTING DOCUMENTS**

Attachments

- Aerial, topographic, and utility maps
- "Russell Subdivision – Plat 5" preliminary plat

## HISTORY

<b>Annexation date</b>	1955
<b>Zoning District</b>	R-1 (One-Family Residential District)
<b>Land Use Plan designation</b>	Neighborhood District
<b>Previous Subdivision/Legal Lot Status</b>	Lot 8, Russell Subdivision – Plat 1; Lot 2, Russell Subdivision – Plat 4

## SITE CHARACTERISTICS

<b>Area (acres)</b>	3.17 acres
<b>Topography</b>	Slopes from southeast to northwest, with increased slope at northern edge of lot
<b>Vegetation/Landscaping</b>	Southern 2/3 of parcel developed, landscaped turf areas and dense wooded area on approximately northern 1/3 of parcel.
<b>Watershed/Drainage</b>	Perche Creek
<b>Existing structures</b>	Home near southeast corner of parcel

## UTILITIES & SERVICES

<b>Sanitary Sewer</b>	All City services are available to the site.
<b>Water</b>	
<b>Fire Protection</b>	
<b>Electric</b>	

## ACCESS

<b>Rollins Road</b>	
<b>Location</b>	Southern edge of property
<b>Major Roadway Plan</b>	Neighborhood Collector (unimproved & City-maintained). Requires 60-foot total ROW
<b>CIP projects</b>	N/A

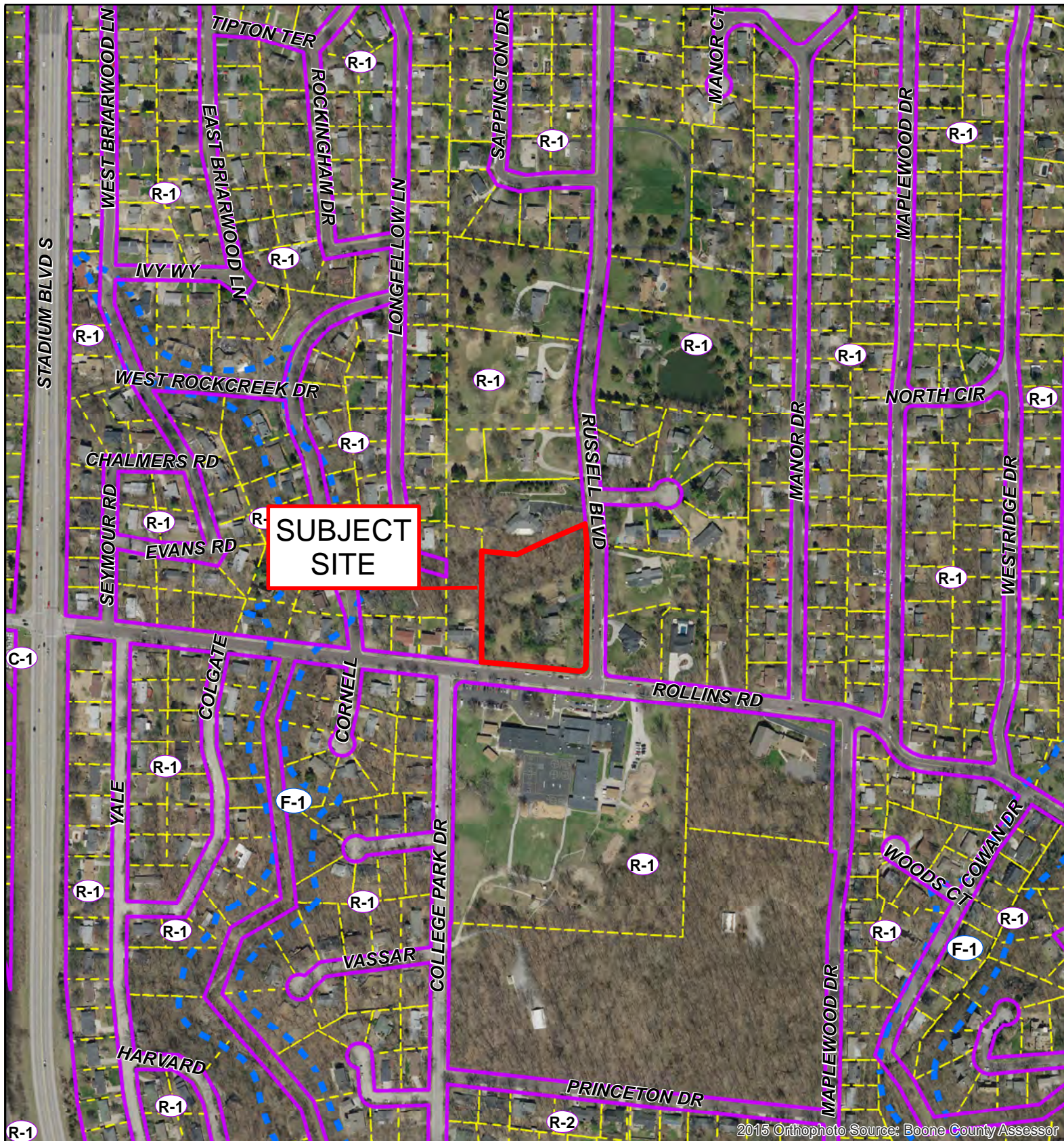
<b>Russell Boulevard</b>	
<b>Location</b>	Eastern edge of property
<b>Major Roadway Plan</b>	N/A
<b>CIP projects</b>	N/A

## PARKS & RECREATION

<b>Neighborhood Parks</b>	Approximately ¼ mile north of Kiwanis Park
<b>Trails Plan</b>	No trails planned adjacent to site.
<b>Bicycle/Pedestrian Plan</b>	N/A

Report prepared by Russell Palmer Approved by Patrick Zenner





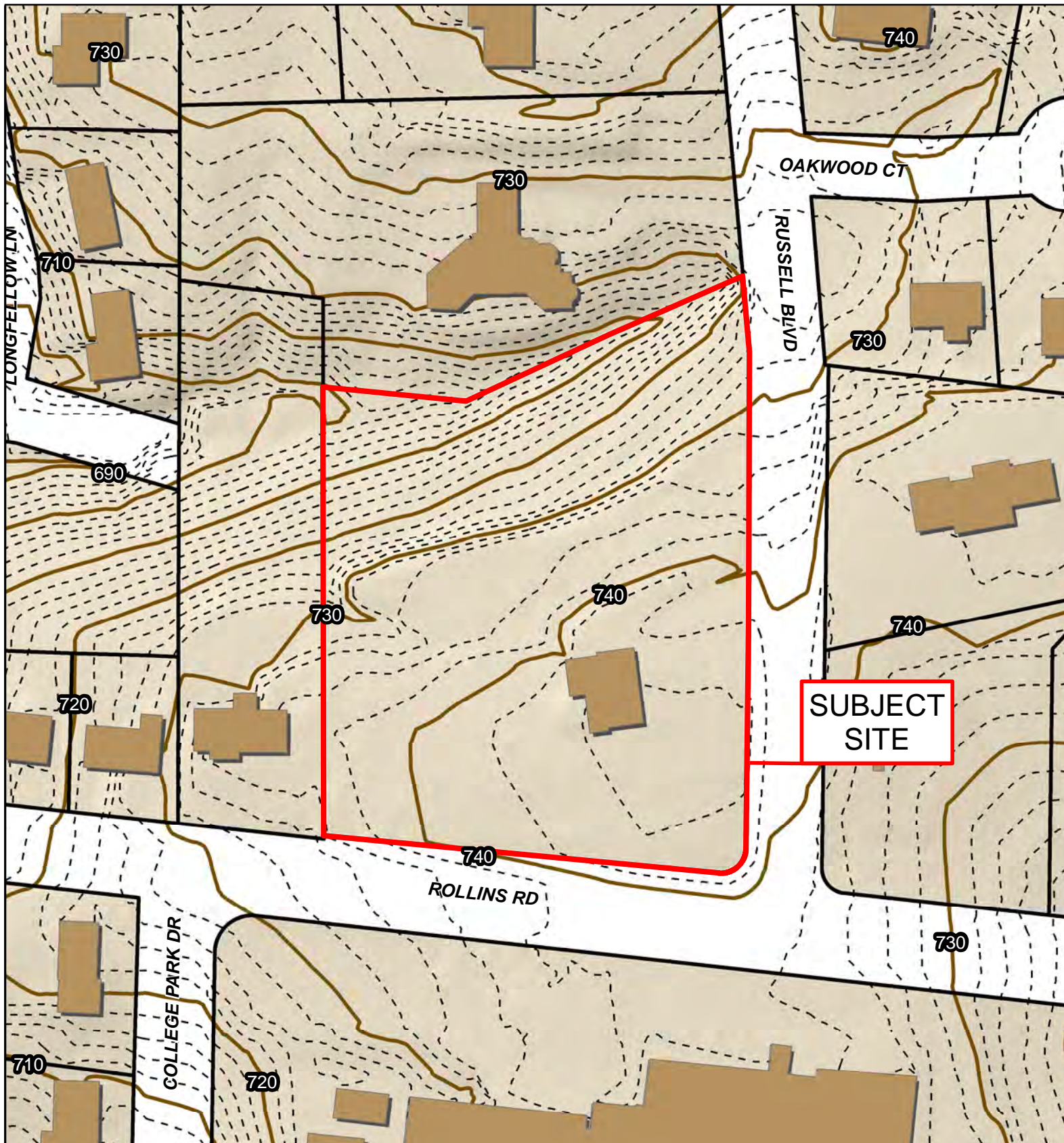
## Case #16-52: Russell Subdivision Preliminary Plat 5



- City\_Zoning
- Parcels
- 100-Year Flood Plain







## Case #16-52: Russell Subdivision Preliminary Plat 5



— 10 Foot Contour Lines

▭ Parcels



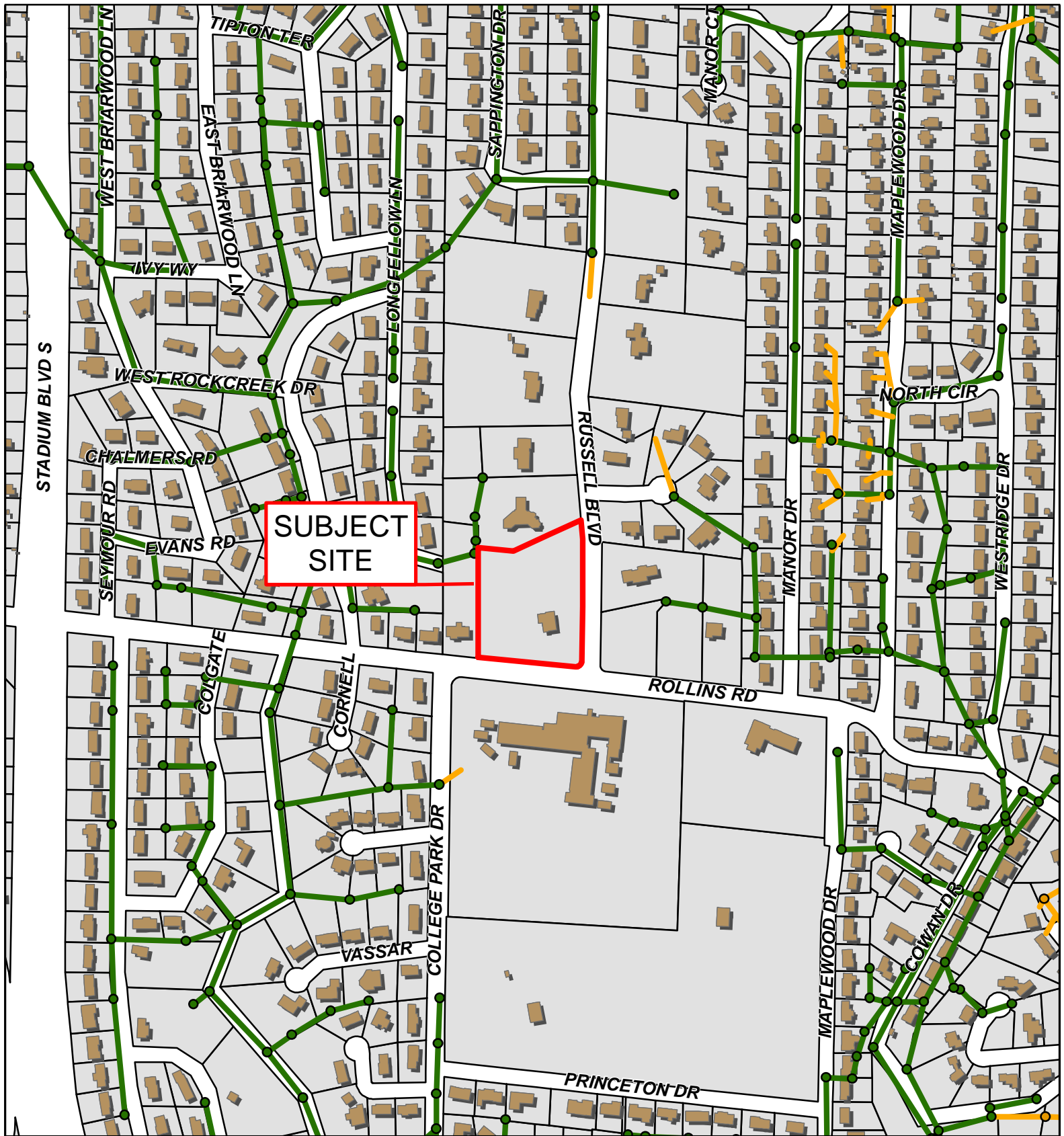
100-Year Flood Plain

- - - 2 Foot Contour Lines

■ Building Footprint





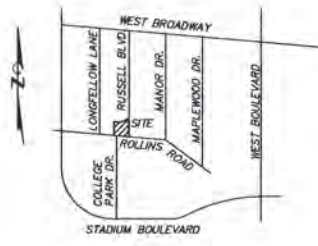


## Case #16-52: Russell Subdivision Preliminary Plat 5



- |                              |                         |                    |
|------------------------------|-------------------------|--------------------|
| ● City Sanitary Structure    | — City Sanitary Line    | Building Footprint |
| ● Private Sanitary Structure | — Private Sanitary Line | Parcels            |





**VICINITY MAP**  
NOT TO SCALE

**OWNER**

ROBERT C. SMITH  
709 RUSSELL BOULEVARD  
COLUMBIA, MO 65203

**PROPERTY DESCRIPTION**

LOT 2 OF RUSSELL SUBDIVISION PLAT 4,  
CONTAINING 3.17 ACRES.

**FLOOD PLAIN NOTE**

THIS PROPERTY IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 29019C02B00, DATED MARCH 17, 2011.

**ZONING NOTE**

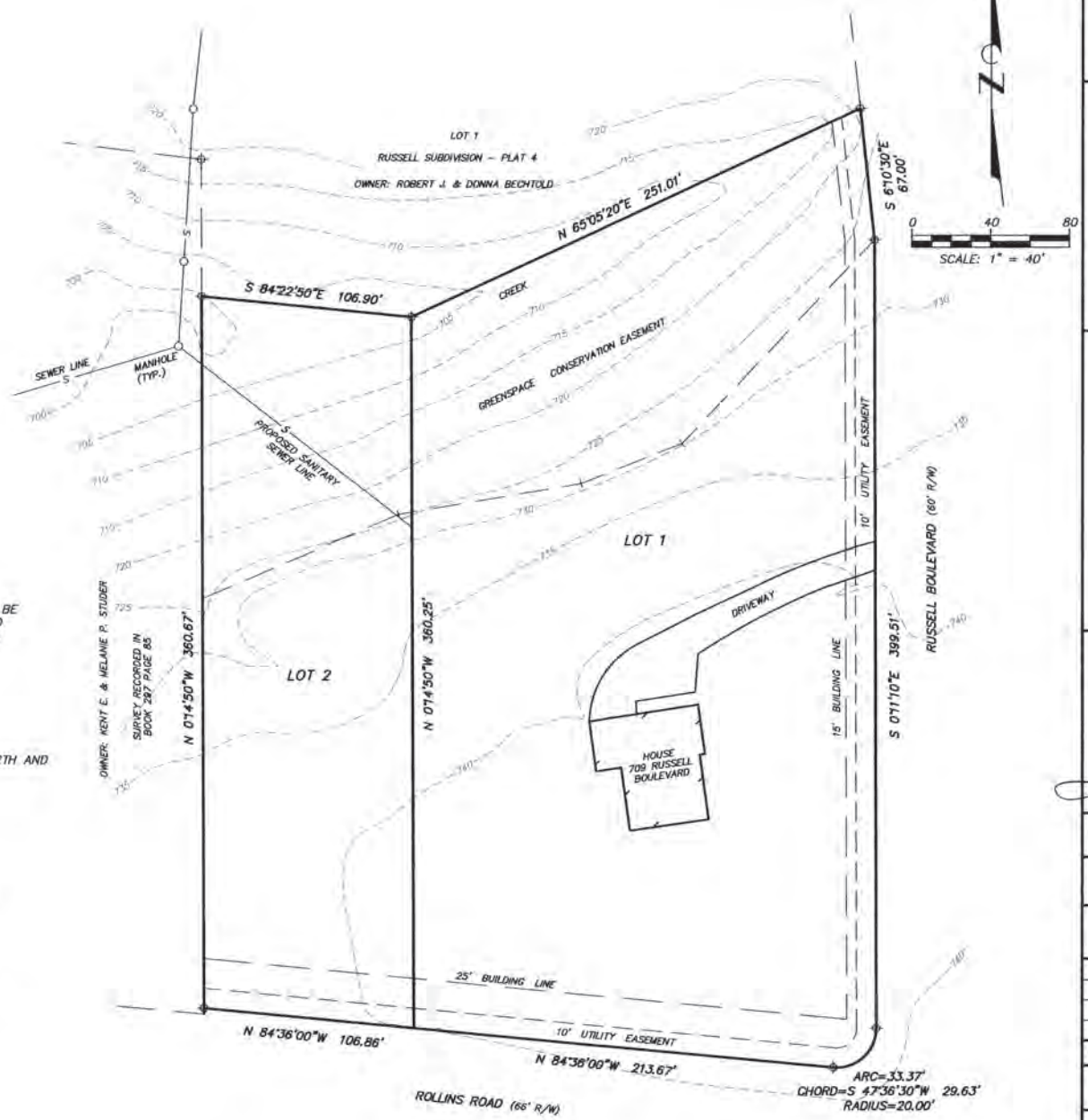
SUBJECT PROPERTY AND THE ADJACENT PROPERTIES TO THE NORTH AND WEST ARE ZONED R-1, ONE FAMILY DWELLING DISTRICT.

**NOTES:**

1. CONTOURS SHOWN ARE BASED ON BOONE COUNTY AERIAL TOPOGRAPHIC SURVEY.

APPROVED BY THE PLANNING AND ZONING COMMISSION,  
COLUMBIA, MISSOURI, ON FEBRUARY 4, 2015.

STEVE REICHLIN, CHAIRPERSON



**Engineering Surveys and Services**  
Consulting Engineers, Scientists, and Land Surveyors  
Analytical and Material Laboratories  
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373-449-2646 • www.ESS-inc.com  
Other Offices:  
Jefferson City, Missouri • Sedalia, Missouri  
Missouri Land Surveying Corporation # 264604472

PRELIMINARY PLAT  
**RUSSELL**  
**SUBDIVISION - PLAT 5**  
COLUMBIA, BOONE COUNTY, MISSOURI



*Timothy J. Reed*  
TIMOTHY J. REED  
PROFESSIONAL LAND SURVEYOR  
LS-2089

Date  
**DECEMBER 17, 2015**

Revised

Surveyed: — Drawn: MJS

**PRELIMINARY PLAT**

Sheet  
**V1.01**

1 of 1

ES&S PROJECT NO. 13177

**EXCERPTS**  
**PLANNING AND ZONING COMMISSIONERS MEETING**  
**FEBRUARY 4, 2016**

**Case No. 16-52**

**A request by Engineering Surveys and Services (agent) on behalf of Robert C. Smith (owner) for approval of a two-lot preliminary plat of a 3.17-acre property located at the northwest corner of Rollins Road and Russell Boulevard and addressed as 709 Russell Boulevard.**

MR. REICHLIN: May we have a staff report, please?

Staff report was given by Mr. Rusty Palmer of the Planning and Development Department. Staff recommends approval of the proposed preliminary plat.

MR. REICHLIN: Do we have any questions of staff on this matter? Seeing no one. Thank you. As I've stated previous, if there's anybody in the audience who would care to come forward and help us with our understanding of this case, now would be the time to —

MR. REED: Good evening. My name is Tim Reed; I'm a land surveyor with Engineering Surveys and Services. We prepared this plat for Mr. Smith. He's in pretty poor health right now, but that's -- that's another matter. But years ago -- ten years ago, he and Bob Bechtold swapped some property and Bob Bechtold built that big house to the north, and then they dedicated that conservation easement along the creek there. But Mr. Smith desires to split off another lot. He actually -- he's been there since the '50s, and -- and that lot used to encompass that next house to the west and he split that off, I imagine, in the '50s or early '60s. But he just wanted to create a new lot there and we're going to extend that City main to -- to serve the lot where the house is. And if you have any questions, I'll be happy to try to answer.

MR. REICHLIN: Do we have any questions of this speaker? Mr. Strodtman?

MR. STRODTMAN: Do you know at this point where the roadway -- the access to Rollins, which side or would it be center of the lot, right, left, or not that far —

MR. REED: Of the -- of the new lot —

MR. STRODTMAN: Not there yet?

MR. REED: -- we don't know.

MR. STRODTMAN: That's fine. Thank you.

MR. REED: No.

MS. BURNS: Have you spoken -- oh. Excuse me. If I may?

MR. REICHLIN: Go ahead. That's fine.

MS. BURNS: To the property owner to the west?

MR. REED: Yes.

MS. BURNS: Yes. So I just wondered —

MR. REED: Yes. Yeah. Mr. Studer (ph.)? Yes. We've spoken to him. Uh-huh.

MS. BURNS: Thank you.



MR. REICHLIN: Anybody else? Looks like it's —

MR. REED: Thank you.

MR. REICHLIN: Thank you, sir. Okay. I'll turn this matter over to the Commission for any comments regarding this matter. I've been hard on you tonight. Mr. Strodtman?

MR. STRODTMAN: I'll break the ice. I think it's pretty straightforward and makes sense, and I think it's a good use of the land and so I plan on supporting it. And if there's not a lot of discussion, I'll be glad to make a motion.

MR. REICHLIN: See a problem?

MR. STRODTMAN: I don't see any arguments there. For Case 16-52, I make a recommendation -- should be more prepared -- a request by Engineering Surveys and Services on behalf of Robert C. Smith for approval of two-lot preliminary plat of 3.17 acres located at the northwest corner of Rollins Road and Russell Boulevard, address at 709 Russell Boulevard.

MR. STANTON: Second.

MR. REICHLIN: Mr. Stanton. May we have a roll call, please.

MR. STRODTMAN: Yes, sir.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Strodtman, Ms. Rushing, Ms. Russell, Mr. Toohey, Ms. Burns, Mr. Harder, Mr. Reichlin, Mr. Stanton. Motion carries 8-0.**

MR. STRODTMAN: The motion for recommendation -- or motion has been approved and will be forwarded to City Council for their consideration.

MR. REICHLIN: Thank you. That concludes the subdivision portion of our meeting.