



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 2, 2018

Re: La Grange Plat 4 – Replat & Design Adjustment (Case #18-41)

## Executive Summary

Approval will result in the replat of two existing lots into one legal lot.

## Discussion

A Civil Group (agent) on behalf of Delta Tau Delta Association of Columbia, Missouri (owners), is seeking approval of a one-lot plat of .58 acres of R-MF (Multiple-Family Dwelling) zoned property to be known as "La Grange Plat 4". The replat combines Lots 3 and 4 of La Grange Place into a single lot to allow a new structure to be built. The existing structure is over the lot line, which is no longer permitted by the UDC. The Delta Tau Delta Association was granted several variances by the Board of Adjustment on January 9, 2018 to accommodate their new structure.

The applicant also requests a design adjustment from Section 29-5.1(c)(4)(ii) pertaining to dedication of additional right of way along Rollins Street. Rollins Street currently has a half-width of 20-feet and code requires a half-width of 33 feet. The applicant is proposing to dedicate an additional five (5) feet of right of way leaving the roadway eight (8) feet short of the required half-width. Additionally, the applicant is dedicating a ten foot utility easement along Rollins Street as required by the UDC.

Staff reviewed the requested design adjustment and supports its approval for several reasons. There are no future plans to improve or expand Rollins Street beyond its existing footprint and full half-width dedication would yield limited added value to the City given the limited likelihood of additional redevelopment to the east. A separate action to revise the roadway classification shown on the CATSO plan for Rollins may be warranted given the recent roadway improvements within the surrounding area along Providence and Turner.

After the publication of the staff report, but prior to consideration by the Planning and Zoning Commission, the applicant withdrew a design adjustment requesting waiver from Section 29-5.1(g)(4) requiring connection to a public sewer. The applicant was able to meet this requirement via a permanent sanitary sewer easement (attached) on adjacent property which allows connection to an existing public sewer main approximately 25 feet to the south. The City is not party to this agreement; however, the easement will be required to be recorded prior to the issuance of a building permit.

At its March 8, 2018 meeting, the Planning and Zoning Commission considered this request. Staff presented its report and the applicant's representative gave an overview of the request. Following limited discussion regarding the ROW adjacent to the property, the



Planning and Zoning Commission voted (9-0) to recommend approval of the plat with the requested design adjustment for the reduced right of way dedication.

A copy of the Planning and Zoning Commission staff report, locator maps, final plat, off-site sanitary sewer easement, and meeting minute excerpts are attached.

## Fiscal Impact

Short-Term Impact: Limited short-term impact. All infrastructure extension will be at developer's expense.

Long-Term Impact: Public infrastructure maintenance such as roads and sewers, as well as public safety and solid waste service provision. Future impacts may be offset by increased user fees and property tax collections.

## Strategic & Comprehensive Plan Impact

### Strategic Plan Impacts:

Primary Impact: Infrastructure, 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
N/A	N/A

## Suggested Council Action

Approve the final plat and design adjustment for additional right of way dedication as recommended by the Planning and Zoning Commission.