



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 17, 2016

Re: Sigma Nu Fraternity – Final Plat (Case #16-189)

## Executive Summary

Approval will result in the creation of a one-lot final plat to be known as "Sigma Nu Fraternity", dedication of easements and right of way, and grant a variance to right of way for College Avenue.

## Discussion

The applicant, Grimes Consulting, Inc. is seeking, on behalf of Sigma Nu House Corporation (owner,) approval of a one-lot final plat that combines two existing legal lots into one buildable lot. The applicant wishes to combine the properties in order to redevelop the site with a newly constructed building that would house the Sigma Nu Fraternity. An additional 5 feet of right of way is being granted along Bouchelle Avenue and Lee Street to accommodate the required 25-foot half-width, and additional utility easements are being dedicated along the perimeter of the site.

The applicant is also requesting a variance from the required dedication of additional half-width right of way for the site's College Avenue frontage. College Avenue is classified as a major arterial requiring a 53-foot half width (106-feet total). Upon review, College Avenue has an existing 75-foot ROW. Staff and MoDOT engineers reviewed the requested variance and concluded that the additional right of way was unnecessary since there are currently no plans to improve College Avenue adjacent to the site. While additional right of way is not seen as being necessary, MoDOT will be reconstructing sidewalks near the intersection of College and Bouchelle in the near future, and recommended that as a condition of the variance approval, the applicant will, upon request, grant to the City or MoDOT any Temporary Construction Easements (TCE) necessary for sidewalk construction in the future at no cost.

At its September 22, 2016, meeting, the Planning and Zoning Commission considered this request. Staff presented its report and a representative for the applicant gave an overview of the request. Following limited discussion, the Planning and Zoning Commission voted (9-0) to recommend approval of the final plat and associated variance, with staff's recommended condition.

A copy of the Planning Commission staff report, locator maps, final plat, and variance worksheet, and meeting excerpts are attached.



## Fiscal Impact

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

Long-Term Impact: Long-term impact would include infrastructure maintenance and public safety services. Such increased costs may be offset by increased property taxes and user fees.

## Vision & Strategic Plan Impact

### Vision Impacts:

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

### 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: Not applicable, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
	None.

## Suggested Council Action

Approve the proposed final plat to be known as "Sigma Nu Fraternity" and the requested variance as recommended by the Planning and Zoning Commission.