

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
May 4, 2017**

**SUMMARY**

A request by TREKK Design Group (agent) on behalf of Columbia Housing Authority (owner) for approval of a three-lot final plat, to be known as "Bryant Walkway Apartments II - North". The 3.07-acre R-MF (Multiple-Family Dwelling District) zoned property is located at the northwest corner of Trinity Place and Allen Street. (Case #17-106)

**DISCUSSION**

The applicant is seeking approval of a final plat for property that is currently subdivided as Lot 12 of Douglass School Area Re-plat No. 3, which was approved in 1962. The plat would subdivide Lot 12 into three total lots. The applicant is seeking to create separate lots for financing purposes. Additional right of way is being dedicated for corner radii, and an additional sewer easement is being granted over an existing main. All other required easements are also being granted.

Staff has reviewed the request and determined it meets the approval criteria for a resubdivision subject to minor technical corrections. A resubdivision of land per Section 29-5.2 (d.4) of the UDC shall only be approved by the Council if the Council determines that:

- 1) 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;
- 2) 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; and
- 3) 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.

**RECOMMENDATION**

Approval of the final plat for "Bryant Walkway Apartments II - North".

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator maps
- Final plat
- PREVIOUSLY APPROVED - Douglass School Area Re-plat No. 3

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	3.07
<b>Topography</b>	Flat
<b>Vegetation/Landscaping</b>	Developed - turf, landscaping
<b>Watershed/Drainage</b>	Flat Branch
<b>Existing structures</b>	14 multi-family structures

**HISTORY**

<b>Annexation date</b>	1826
<b>Zoning District</b>	R-MF
<b>Land Use Plan designation</b>	Neighborhood District
<b>Previous Subdivision/Legal Lot Status</b>	Lot 12, Douglass School Area Re-plat No. 3

**UTILITIES & SERVICES**

All utilities and services provided by the City of Columbia

**ACCESS**

<b>Trinity Place</b>	
<b>Location</b>	East side of site
<b>Major Roadway Plan</b>	NA (improved & City-maintained). 50-foot ROW, no additional required.
<b>CIP projects</b>	None
<b>Sidewalk</b>	Sidewalks existing.

<b>Allen Street</b>	
<b>Location</b>	South side of site
<b>Major Roadway Plan</b>	NA (improved & City-maintained). 50-foot ROW, no additional required.
<b>CIP projects</b>	None
<b>Sidewalk</b>	Sidewalks existing.

<b>Lasalle Place</b>	
<b>Location</b>	West side of site
<b>Major Roadway Plan</b>	NA (improved & City-maintained). 50-foot ROW, no additional required.
<b>CIP projects</b>	None
<b>Sidewalk</b>	Sidewalks existing.

<b>Pendleton Street</b>	
<b>Location</b>	North side of site
<b>Major Roadway Plan</b>	NA (improved & City-maintained). 50-foot ROW, no additional required.
<b>CIP projects</b>	None
<b>Sidewalk</b>	Sidewalks existing.

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	Within the Douglass Park service area
<b>Trails Plan</b>	None adjacent to site
<b>Bicycle/Pedestrian Plan</b>	No facilities in the area

Report prepared by Clint Smith

Approved by Patrick Zenner