



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 19, 2018

Re: Guitar's Subdivision & Park Addition Plat 2 – Final Plat (Case #17-186)

Executive Summary

Approval of this request will result in creation of a 1-lot subdivision to be known as "Guitar's Subdivision & Park Addition Plat 2."

Discussion

The applicant, Simon & Struempf Engineering (agent), on behalf of Bisk, LLC (owner), is requesting approval of a 1-lot subdivision to be known as "Guitar's Subdivision & Park Addition Plat 2." The subject 0.32-acre lot is located at 208 and 212 E. Forest Avenue and was recently rezoned to PD (Case # 17-166) for future development as coffee shop with a drive-thru.

The combination of the two lots by platting action is required, as Section 29-4.7(g) (Neighborhood Protection Standards) states that no building or structure shall be constructed across an existing lot line. The two lots are under common ownership, and the coffee shop and its associated parking areas are planned over the area of the existing property line.

The plat dedicates an addition 5 feet half-width, roughly 0.02 acres total, of right-of-way for Forest Avenue and a corner truncation at the intersection of Forest and Providence Road. Forest Avenue currently has only a 40 foot right-of-way - a 50 foot right-of-way is required.

The proposed final plat is in substantial conformance with the "Bisk, LLC Coffee Shop PD Plan Minor Amendment," which was approved by the Director of Community Development on February 27th. The original PD plan was approved by Council September 5, 2017 (Ord. 023285). The plat has been reviewed by staff and found to meet all requirements of the Unified Development Code.

Locator maps, final plat, and a copy of the approved PD Plan are attached.

Fiscal Impact

Short-Term Impact: Limited short-term impact. All required infrastructure improvements will be at the expense of the developer.

Long-Term Impact: Long-term impact will be limited.



Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Mobility, Connectivity, and Accessibility, Tertiary Impact: Not Applicable

Legislative History

Date	Action
10/5/2017	Approved PD zoning and development plan (Ord. #023285)

Suggested Council Action

Approve the final plat.