



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 19, 2021

Re: *Fyfer's* Subdivision Plat No. 2 - Replat (Case #65-2021)

## Executive Summary

Approval of this request will result in the combination of three lots into a one-lot final plat to be known as *Fyfer's Subdivision Plat No. 2*.

## Discussion

Crockett Engineering (agent), on behalf of Mark Stephenson (owner), is seeking approval of a replat to be known as "*Fyfer's Subdivision Plat No. 2*." The replat would combine three contiguous R-MF (Multiple-Family Dwelling) zoned parcels addressed as 1611, 1615, and 1617 University Avenue into a single parcel in advance of redevelopment. The parcels are located on the north side of University Avenue west of the High Street intersection.

Per Section 29-5.2(d)(4) approval of a replat is subject to Council finding that:

- (1) The replat does not remove any conditions of the existing plat that have been relied upon by the City and neighboring property owners.
- (2) The replat is served by adequate infrastructure to meet the increased demand generated by the resubdivision.
- (3) The replat is not detrimental to other properties in the neighborhood or if alleged to be detrimental the public benefit outweighs the alleged detriment to the property in the neighborhood.

The subject parcels were originally platted in 1910 as a portion of a larger tract, and include parts of Lots 15 & 18, and all of Lots 16 & 17 of *Fyfer's Subdivision of Fyfer's Addition*. In addition to being presently zoned R-MF, the parcel's redevelopment is also subject to the provisions of the East Campus Urban Conservation Overlay District (UC-O).

The proposed replat has been reviewed for compliance with the requirements of the UDC. As a part of this review, staff has found no restrictions exist on the approved plat that must be carried forward or were to be relied upon as guidance in future redevelopment of the site. Staff has further determined that all utilities are in place and located within adequately sized utility easements, the standard 10-foot utility easement is provided on both frontages (University and the un-opened alley), and sidewalks are in place. Additionally, the plat proposes dedication of an additional 2.5 feet of right-of-way for the existing un-opened alley along the northern property boundary to meet the minimum alley width standards of the UDC. No additional right of way is required for University Avenue.



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

With respect to addressing approval criteria #3, while formal development plans have not been submitted a concept review of the proposed redevelopment of the site as a multi-family development has been submitted. This review identified technical issues that would need to be resolved to ensure compliance with the UDC's requirements as well as the East Campus Urban Conversation Overlay. Revised plans for future construction have not been received and are likely contingent upon approval of this platting action.

With respect to the UDC standards that will need to be complied with, the site's redevelopment will be subject to the neighborhood protection standards of Section 29-4.7. These standards require the stepping down of any building greater than 30-feet in height to a maximum of 24-feet when located within 25 feet of a side or rear lot line, or the increasing of the side yard setbacks an additional 10 feet to reduce perceived building height. Additionally, the standards will require enhanced screening and buffering along the eastern boundary of the redeveloped site given its R-2 zoning designation. The remaining boundaries of the site will be exempt from additional screening and buffering given they abut R-MF zoned property. Finally, Section 29-4.7 includes standards that will restrict "pole" style lighting height to diminish light pollution on neighboring properties as well as requires all buildings be oriented toward the street.

The East Campus UC-O attempts to address issues that arise from the conversion, development, and redevelopment of property from either a single-family use or a vacant parcel to multi-family use through the implementation of the additional standards and criteria found within Section 29-2.3(3)(ii)(D) of the UDC. To the extent that these provisions affect the subject site, the only impact that the UC-O will have upon the subject property is that the new construction will be required to have pitched roofs and concealed solid waste collection to the rear of the property. Given the proposed replat will create a new consolidated parcel the permissible density and other development requirements (i.e parking) applicable to the site must conform to the current standards of the UDC for multi-family development.

A minimum of 2,500 square feet of lot area per dwelling unit is required. Given this standard, a maximum of 18 dwelling units is permitted on the site, subject to meeting other applicable UDC requirements such as parking, neighborhood protections, stormwater, etc. Maximum occupancy of any dwelling unit is a total of four un-related individuals.

A finding of compliance with approval criterion #3, as stated above, is within the sole discretion of the Council. Staff believes that the provisions of the UDC would mitigate any potential negative impacts that approval of the replat and the site's redevelopment may create upon neighboring properties. The subject parcels are located within an area of the city containing a mixture of housing types at varying intensity levels, albeit this particular block generally consists of single houses on narrower lots. While approval of the replat would permit an increase in density (given a larger single development area), the existing public infrastructure in place is sufficient to accommodate such an increase.



Staff finds that the replat meets all applicable technical standards of the UDC regulations and recommends that it be approved.

Locator maps and the final plat are attached for review.

## Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Possible impacts could be public infrastructure maintenance such as roads, sewers, and water, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or 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: Not applicable, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
N/A	N/A

## Suggested Council Action

Approve the final plat of *Fyfer Subdivision Plat No. 2*.