

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
September 21, 2017**

**SUMMARY**

A request by Central Counties Surveying (agent), on behalf of Wabash Arms of Columbia, LLC (owners), for approval of a 2-lot subdivision to be known as "Athens Subdivision, Plat 1" and a design adjustment from Appendix A.6(b) of the UDC pertaining to lot corner radii. The subject 0.52 acre site is located at the northwest corner of 9th and Walnut. **(Case # 17-216)**

**DISCUSSION**

The applicant is seeking approval of a minor replat of Lots 281 and 282 of the Columbia Original Town Plat. The intent of the replat is to combine the two lots and re-divide them, so that the majority of the existing Wabash Arms Building, less an existing encroachment onto Lot 280, can be contained in one lot, and to create a new lot for a second structure located at the northeast corner of the subject parcel. Such arrangement would facilitate the sale of Lot 2. The existing encroachment of the Wabash Arms Building onto Lot 280 would remain unchanged and was taken into account with the redevelopment of Lot 280 - the former Bleu Restaurant patio.

The applicant is also seeking a design adjustment from the provisions of Appendix A.6(b) which deal with the design standards for street intersections. Intersections of street right-of-way are required to be rounded with a curve no less than 30 feet for nonresidential streets. Currently the right-way-lines at the southeast corner of the parcel (Ninth and Walnut Streets) intersect at a 90 degree angle with no truncation.

Given the existing developed nature of the block, staff does find granting the requested design adjustment would be detrimental to public safety, or injurious to other properties. The conditions for the adjustment are not unique to properties generally; however, are unique to the subject site due to its location in the M-DT district where there are no setbacks. Compelling the applicant to make the dedication could potentially create hardships in the future. Furthermore, granting the design adjustment would not abrogate any provisions of the City's comprehensive plan.

The proposed plat has been reviewed by internal and external staff and found to meet all applicable standards of the UDC, with the exception requested design adjustment.

**RECOMMENDATION**

Approval of "Athens Subdivision Plat 1" and the design adjustment.

**ATTACHMENTS**

- Locator maps
- "Athens Subdivision Plat 1" dated September 6, 2017

**HISTORY**

<b>Annexation date</b>	1826
<b>Zoning District</b>	M-DT (Mixed-Use Downtown District)
<b>Land Use Plan designation</b>	City Center District
<b>Previous Subdivision/Legal Lot Status</b>	Lots 281 & 282; Columbia Original Town Plat (1825)

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	0.52 acres
<b>Topography</b>	N/A
<b>Vegetation/Landscaping</b>	Street trees
<b>Watershed/Drainage</b>	Perche Creek
<b>Existing structures</b>	Site almost completely encumbered by structures

**UTILITIES & SERVICES**

<b>Sanitary Sewer</b>	City of Columbia
<b>Water</b>	
<b>Fire Protection</b>	
<b>Electric</b>	

**ACCESS**

<b>Ninth Street</b>	
<b>Location</b>	East of parcel
<b>Major Roadway Plan</b>	N/A
<b>CIP projects</b>	N/A
<b>Sidewalk</b>	Improved and City-Maintained

<b>Walnut Street</b>	
<b>Location</b>	South of parcel
<b>Major Roadway Plan</b>	N/A
<b>CIP projects</b>	N/A
<b>Sidewalk</b>	Improved and City-Maintained

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	N/A
<b>Trails Plan</b>	N/A
<b>Bicycle/Pedestrian Plan</b>	N/A

Report prepared by Rusty Palmer

Approved by Patrick Zenner