

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
December 6, 2018**

**SUMMARY**

A request by Crockett Engineering (agent) on behalf of Columbia Public School District (owner), for approval of a one-lot replat to be known as “Jefferson Middle School, Plat No. 1”; and design adjustment from Section 29-5.1(g)(4) of the UDC pertaining to dedication of utility easements. The subject 6.76 acre property is located on the north side of Rogers Street between Fifth and Eighth Streets and is addressed 713 Rogers Street. The property is zoned R-MF (multiple-family dwelling), M-N (mixed use- neighborhood) and FP-O (flood plain overlay) districts (**Case #05-2019**).

**DISCUSSION**

The applicant is seeking approval to replat Lots 38 through 47 and Public School Grounds of Guitar’s Addition to Columbia into a single lot. The property is zoned R-MF and M-N, with FP-O on the western portion of the property, and is presently improved with Jefferson Middle School, parking areas, accessory buildings, and a track. The school is a permitted use, and at this time, no redevelopment or building plans have been submitted by the School District. The track is on the western part of the site, which is predominantly turf grass and is within the FP-O; the track is permitted in the FP-O zone.

The applicant is also seeking a design adjustment for a partial waiver of the required dedication of a ten (10) foot utility easement along Hickman Avenue. The utility easement is provided in full except at the location of the existing staircase; at that point the utility easement is requested to be reduced to two (2) feet.

The criteria for approval of a replat is outlined in Section 29-5.2(d)(4) of the UDC. Approval of a replat shall only occur upon Council determination that (*paraphrased*):

- 1) The replat does not eliminate restrictions of an existing plat that were relied upon by neighboring properties or the City, or if such restrictions are eliminated the removal 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 by the resubdivision, and
- 3) The replat would not be detrimental to property in the neighborhood or, if alleged to be detrimental, the public benefit of the replat outweighs the alleged detriment.

At this time, without plans for redevelopment or expansion of existing site improvements, the requested replat has been found to be consistent with criteria of Section 29-5.2(d)(4). Adequate right-of-way, utilities and infrastructure exists to support the existing use and structures, and the platting action brings the property up to the modern standards of the UDC, including the dedication of required corner truncations at all intersections and the dedication of ten-foot utility easements along Rogers Street, N. Fifth Street, N. Eighth Street. The only inconsistency in compliance with the UDC’s standards is the reduced dedication width of the required utility easement along Hickman Avenue for which a design adjustment has been requested and is further discussed below.

## **Design Adjustments**

The Commission may recommend approval of a design adjustment if it determines that the following criteria have been met (Section 29-5.2(b)(9)):

1. The design adjustment is consistent with the City's adopted comprehensive plan and with any policy guidance issued to the Department by Council;
2. The design adjustment will not create significant adverse impacts on any lands abutting the proposed plat, or to the owners or occupants of those lands;
3. The design adjustment will not make it significantly more difficult or dangerous for automobiles, bicycles, or pedestrians to circulate in and through the development than if the Subdivision Standards of Section 29-5.1 were met;
4. The design adjustment is being requested to address a unique feature of the site or to achieve a unique design character, and will not have the effect of decreasing or eliminating installation of improvements or site features required of other similarly situated developments; and
5. The design adjustment will not create adverse impacts on public health and safety.

### ***Design Adjustment Request: Required 10 Foot Utility Easement***

The applicant is requesting a partial design adjustment from Section 29-5.1(g)(4) and the design standards in Appendix A of the UDC, which require the dedication of a ten (10) foot utility easement adjacent to all public streets. The applicant is requesting relief from this standard along Hickman Avenue at the location of the existing staircase on the north side of Jefferson Middle School. At this point, the easement would be reduced down to two feet at the most narrow point. Without reducing the easement at this location, the staircase would encroach into the utility easement. The narrowest point of the easement would be located approximately 220' to the west of the right-of-way of North Eighth Street on the southern side of Hickman Avenue.

The UDC describes that, to the extent possible, utilities shall be located in designed easements and not in the street right-of-way. Utility easements prevent building within the work zone of existing or future utilities. The Utilities Department reviewed the partial design adjustment request. In doing so, Utilities staff worked with the applicant to review the location of the existing utilities, including the existing overhead electric line on Hickman Avenue and underground utilities and manholes, and the location of the existing stairs. The Utilities Department supports the proposed partial design adjustment as presented. The modified easement as presented will provide a buffer should any redevelopment or additions occur in the future while accounting for the footprint of the existing building and the location of existing utilities.

After considering the Utilities staff's review of the requested design adjustment, the existing site conditions and the built environment as well as the information submitted by the applicant, staff supports the approval of the utility easement design adjustment. The dedication of the preponderance of the required utility easement supports the intent of the code to reserve land for existing and future utility needs and to prevent the encroachment of any future building activities, while addressing the realities of an existing, historic building located in an urban area. The design adjustment request addresses a unique feature of the site, is not inconsistent with the Comprehensive Plan, is not detrimental to public safety or injurious to other properties, and does not negatively affect the circulation of the site.

**RECOMMENDATION**

The proposed replat has been found to comply with the provisions of the UDC with the exception of the requested design adjustment. Staff recommends approval of the proposed replat subject to approval of the design adjustment as follows:

1. Approval of the design adjustment to Section 29-5.1(g)(4)

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator maps
- Final Plat
- Design Adjustments Request

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	6.76 acres
<b>Topography</b>	Slopes to the west and south
<b>Vegetation/Landscaping</b>	Urban environment/Turf
<b>Watershed/Drainage</b>	Perche Creek
<b>Existing structures</b>	School, track, parking areas, outbuildings

**HISTORY**

<b>Annexation date</b>	1906
<b>Zoning District</b>	M-N (mixed use- neighborhood); R-MF (multiple-dwelling); FP-O (flood plain overlay)
<b>Land Use Plan designation</b>	Commercial
<b>Previous Subdivision/Legal Lot Status</b>	Lots 38 through 47 and Public School Grounds of Guitar's Addition to Columbia

**UTILITIES & SERVICES**

All utilities and services provided by the City of Columbia.

**ACCESS**

<b>Hickman Avenue</b>	
<b>Location</b>	Along northern edge of property
<b>Major Roadway Plan</b>	Local non-residential
<b>CIP projects</b>	N/A
<b>Sidewalk</b>	All sidewalks in place

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	Douglass Park is to the southwest of the site
<b>Trails Plan</b>	Colt RR Trail
<b>Bicycle/Pedestrian Plan</b>	Colt RR Trail

**PUBLIC NOTIFCATION**

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of a public information meeting, which was held on October 30, 2018. 31 postcards were sent.

<b>Public information meeting recap</b>	Number of attendees: No attendees from the public
<b>Notified Neighborhood association(s)</b>	Ridgeway Neighborhood Association, North Central Columbia Neighborhood Association (NCCNA), Shoe Factory District Neighborhood Association
<b>Correspondence received</b>	Request for information by a member of the NCCNA

Report prepared by Rachel Bacon

Approved by Patrick Zenner