

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
September 22, 2016**

SUMMARY

A request by Grimes Consulting, Inc. (agent) on behalf of Sigma Nu House Corporation (owner) for approval of a one-lot final plat on R-3 (Medium Density Multi-family Dwelling District) zoned land, to be known as "Sigma Nu Fraternity", and an associated variance to Section 25-43 regarding right of way width. The 0.915-acre subject site is located on the northeast corner of College Avenue and Bouchelle Avenue. (Case #16-189)

DISCUSSION

The applicant is seeking approval of a one-lot final plat that combines two existing legal lots into one buildable lot. The applicants wish to combine the properties in order to redevelop the site with a newly constructed building that would house the Sigma Nu Fraternity. An additional 5 feet of right of way is being granted along Bouchelle Avenue and Lee Street to accommodate the required 25-foot half-width. Both streets are currently within a 40-foot right of way. In addition, corner truncations are being provided at the intersections of both College and Bouchelle (30-foot radius for a commercial intersection) and Bouchelle and Lee (20-foot radius for a residential intersection), and additional utility easements are being dedicated along the perimeter of the site.

VARIANCE

The applicant is requesting a variance from the requirement to provide a minimum 53-foot half-width along the site's College Avenue frontage, as required per Section 25-43 for a major arterial (a full-width ROW is a minimum of 106 feet). Upon review, staff and MoDOT engineers have concluded that the additional right of way is unnecessary since there are currently no plans to widen any roadway facilities adjacent to this site. Furthermore, Appendix A (Design Standards for Streets, Sidewalks and Bikeways) of the Subdivision Regulations supports granting a waiver to the street design standards in situations where property is being replatted for redevelopment.

MoDOT did provide information that they will be reconstructing sidewalks near the intersection of College and Bouchelle in the near future, which will not require right of way, but may require Temporary Construction Easements (TCE) on the subject property. Given this potential future need, staff is recommending that as a condition of the variance approval the applicant will, upon request, grant to the City or MoDOT any TCEs necessary for sidewalk construction in the future at no cost.

The proposed final plat has been reviewed by staff and aside from the requested variance with the condition of granting future TCEs as well as minor technical revisions, it meets all requirements of the subdivision regulations.

RECOMMENDATION

1. Approval of the variance request to Section 25-43, subject to the property owner granting to the City or MoDOT, upon request, any Temporary Construction Easement on the subject property for the purposes of sidewalk construction within the City's right of way.
2. Approval of the final plat for "Sigma Nu Fraternity Subdivision".

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Final plat
- Variance Worksheet

SITE CHARACTERISTICS

Area (acres)	0.915
Topography	Generally flat, slight slope southwest
Vegetation/Landscaping	Minimal turf
Watershed/Drainage	Flat Branch
Existing structures	Vacant

HISTORY

Annexation date	1906
Zoning District	C-2 (Central Business District)
Land Use Plan designation	Downtown District
Previous Subdivision/Legal Lot Status	Two existing legal lots

UTILITIES & SERVICES

All utilities and services provided by the City of Columbia.

ACCESS

College Avenue	
Location	Abuts west side of property
Major Roadway Plan	Major Arterial (106-110-foot ROW required)
CIP projects	None at this location
Sidewalk	Sidewalks present (10' width preferred Downtown)

Bouchelle Street	
Location	Abuts south side of property
Major Roadway Plan	NA; local residential (50-foot ROW required; additional 5 feet dedicated)
CIP projects	None
Sidewalk	4' sidewalks present (Will be reconstructed to 5' wide)

Lee Street	
Location	Abuts east side of property
Major Roadway Plan	NA; local residential (50-foot ROW required; additional 5 feet dedicated)
CIP projects	None
Sidewalk	4' sidewalks present (Will be reconstructed to 5' wide)

Report prepared by Clint Smith

Approved by Patrick Zenner