



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 2, 2018

Re: Lenoir Subdivision Plat 2 – Final Plat, Design Adjustment (Case #18-6)

Executive Summary

Approval of this request will result in a replat of 2 existing lots to reconfigure their size, approval of a design adjustment to allow sensitive areas to be located on a development lot, and acceptance of a tree preservation easement.

Discussion

Allstate Consultants (agent) is requesting, on behalf of Lutheran Senior Services (owner), approval of a two-lot final plat of M-OF (Mixed Use - Office) and R-MF (Multiple-Family Dwelling) zoned property. The final plat constitutes a replat of Lots 1 & 2 of *Lenoir Subdivision* and is to be known as *Lenoir Subdivision Plat 2*. In addition to the replat, the applicant is seeking approval of a design adjustment from 29-5.1 (b.2.iii) which requires areas identified as sensitive land features not be included on lots intended for development. The 110.3-acre property is located at the southeast corner of New Haven Road and Lenoir Street, and is addressed as 3300 New Haven Avenue.

The applicant is seeking approval of the replat in order to reconfigure the areas of the existing lots without creating any new lots in order to facilitate the further development of the east portion of Lot 1A. The proposed replat complies with provisions of 29-5.2(d)(4) of the UDC; however, due to the resultant parcel having greater than 120-feet of frontage it must be approved by the Council. The replat will result in Lot 1A being split-zoned (M-OF and R-MF). The split zoning of the parcel may necessitate a future rezoning action on the eastern portion of Lot 1A should a non-residential uses being desire for future construction.

The applicant is also requesting a design adjustment to waive the requirement to place sensitive areas within common lots. The sensitive areas on the property include tree preservation and blue-line stream. These areas are proposed to be located within a tree preservation easement (attached) and a Greenspace Conservation Easement. Encroachment into these areas will be further restricted by the establishment of a building envelope as required by 29-5.1 (b)(2).

At its December 7, 2017 meeting, the Planning and Zoning Commission considered this request. Staff presented its report and a representative for the applicant gave an overview of the request. No one from the public spoke regarding the request. Following limited discussion, the Commission voted (8-0) to recommend approval of the final plat and the design adjustment.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

A copy of the Planning Commission staff report, locator maps, final plat, design adjustment request, land analysis map, tree preservation easement, and meeting excerpts are attached.

Fiscal Impact

Short-Term Impact: Limited short-term impact. All infrastructure extension will be at developer's expense.

Long-Term Impact: Public infrastructure maintenance such as roads and sewers, as well as public safety and solid waste service provision. Future impacts may be offset by increased user fees and property tax collections

Strategic & Comprehensive Plan Impacts

[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: Infrastructure, Tertiary Impact: Not Applicable

Legislative History

Date	Action
5/4/1987	Approved final plat of <i>Lenoir Subdivision</i> (Ord. #11452)

Suggested Council Action

Approve the final plat for *Lenoir Subdivision Plat 2* and the associated design adjustment.