

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
January 5, 2017**

SUMMARY

A request by Engineering Surveys and Services (agent) on behalf of Alpha Phi Sorority (owner) for approval of a one-lot final plat to be known as “Alpha Phi Subdivision” and an associated variance to Section 25-43 regarding right-of-way widths. The 0.66-acre subject site is located on the east side of Providence Road, approximately 150 feet south of Burnam Avenue, addressed as 906 Providence Road and 911 Curtis Avenue. **(Case #17-31)**

DISCUSSION

The applicant is proposing the consolidation of their four lots that are currently improved with a sorority house (906 Providence Road) and its annex (911 Curtis Avenue). Currently the structure located at 906 Providence Road is built across the lot lines of three (3) legal lots. The “annex” building on Curtis is located on its own legal lot.

A proposed Unified Development Code revision will eliminate the ability of a property owner to place buildings over adjacent property lines and have a legal lot. As such, once the existing site improvements at 906 Providence are removed the property would need to be platted to comply with the pending regulations. The requested consolidation plat is being made in advance of the site’s future redevelopment and to ensure the entire development site is considered a “legal lot”.

As part of the plat review, the dedication of additional right of way for both Providence Road and Curtis Avenue were identified. The applicant has requested a variance to the dedication of additional right of way along the site’s Providence frontage. Staff has evaluated the request and after consultation with MoDOT has concluded that no additional right of way is needed in this location. Given this finding, staff is supportive of the granting the right of way variance to site’s Providence Road frontage.

The plat shows the dedication of an additional two (2) feet of right of way on the site’s Curtis Avenue frontage that will bring the current 40-foot wide street into closer compliance with the minimum 44-foot right of way standard. The additional right of way will be sufficient to accommodate the continuation of the sidewalk from north to the subject site’s southern property line.

The plat has also includes dedication of 10-foot utility easements on both roadway frontages and shows a previously recorded (by separate document) electric easement along the site’s Providence frontage. With the exception of the requested variance and a technical issue relating to State Surveying rules the plat meets the technical requirements of the subdivision regulations and is recommended to for approval.

RECOMMENDATION

Approval of the plat and variance, subject to a minor technical revision to comply with the State Surveying rules, if necessary.

SUPPORTING DOCUMENTS

Attachments

- Locator Maps
- Final Plat – Mikel’s Subdivision – Plat 3

HISTORY

| | |
|--|--|
| Annexation date | 1906 |
| Zoning District | R-3 (Medium Density Multi-Family Dwelling District) |
| Land Use Plan designation | Residential District |
| Previous Subdivision/Legal Lot Status | Part of Lots 19 & 20, all Lot 21, and all Lot 30 LaGrange Place. |

SITE CHARACTERISTICS

| | |
|-------------------------------|-------------------------------------|
| Area (acres) | 0.66 acres |
| Topography | Generally flat |
| Vegetation/Landscaping | Generally turf with some trees |
| Watershed/Drainage | Flat Branch |
| Existing structures | 2 existing single-family residences |

UTILITIES & SERVICES

All services provided by the City of Columbia

ACCESS

| Providence Road | |
|---------------------------|---|
| Location | Along western edge of parcel |
| Major Roadway Plan | Major arterial (improved & City-maintained) with 70-foot existing ROW. 53-foot half-width required (variance requested) |
| CIP projects | Burnham/Rollins/Providence Road (FY 2017) Final Design |
| Sidewalk | None required |

| Curtis Avenue | |
|---------------------------|--|
| Location | Along eastern edge of property |
| Major Roadway Plan | Local residential (improved & City-maintained) with 40-foot existing ROW. 25-foot half-width required. 2-feet additional ROW being dedicated (result in minimum 44-foot ROW) |
| CIP projects | N/A |
| Sidewalk | Sidewalks required |

PARKS & RECREATION

| | |
|--------------------------------|---|
| Neighborhood Parks | Grasslands Park – Approximately 0.23 miles west |
| Trails Plan | N/A |
| Bicycle/Pedestrian Plan | N/A |

Report prepared/approved by Patrick Zenner