

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
July 24, 2025**

SUMMARY

A request by A Civil Group (agent), on behalf of Jared Zillig and 105 Meadow Lane, LLC (owners), for approval of a 2-lot Replat/Resubdivision of R-2 (Two-family Dwelling) zoned property, constituting a replat of parts of Lot 14 of Garth's Addition, to be known as Meadow Lane Plat 1. This request includes two design adjustments seeking relief from Sections 29-5.1(c)(4)(ii) [Streets] and 29-5.1(d)(2)(ix) [Sidewalks]. The approximately 0.63-acre subject site is located east of the intersection of Meadow Lane and Anderson Avenue, and includes the addresses 105 Meadow Lane and 107 Meadow Lane.

DISCUSSION

Background

The applicant is seeking a 2-lot final plat of a 0.63-acre subject site located east of the intersection of Anderson Avenue and Meadow Lane, as well as design adjustments from the requirements of Sec. 29-5.1(c) and Sec. 29-5.1(d) of the UDC pertaining to the width of the public right-of-way and the construction of sidewalks.

Staff conducted a concept review meeting with the owner of 105 Meadow Lane to discuss steps for redevelopment of the lot, as the existing single-family home was deemed not in a state of repair to support renovation or restoration. During the concept review, the applicant indicated that they desired to demolish the existing home and reconstruct a new dwelling on the property given the foundation of existing structure would not be fiscally viable for repair. While the site is presently improved with a single-family home, the R-2 zoning of the property would allow to a duplex to be reconstructed on the site upon redevelopment.

Additionally, as part of the concept review staff concluded that the existing lot configuration was created by a 1971 survey recorded in Book 392, Page 859 of the Boone County Records. However, this survey was determined to not meet the requirements of a "legal lot" given it was not accurately described by metes and bounds, by recorded instrument prior to annexation, or described by recorded instrument prior to October 5, 1964. It was further concluded that a shared detached garage crossed the northern lot line of 105 Meadow Lane and extended into 107 Meadow Lane. Finally, staff confirmed that the existing driveway serving both lots was created by a 1976 10-foot wide roadway easement extending along the eastern edge of 107 Meadow Lane.

Given these findings, it was concluded that both property owners would need to participate in a platting action to resolve the encroachment issue of the garage over the lot line as well as allow for the widening of the driveway access along the eastern portion of 107 Meadow Lane. This widening is not strictly necessary to fulfill the requirement that 105 Meadow Lane has access to the public right-of-way, but is necessary to meet current driveway standards.

Design Adjustment

This subdivision is comprised of two separate R-2 zoned properties, both accessed from Meadow Lane via a shared driveway. 105 Meadow Lane (Lot 102 on the final plat) does not front on Meadow Lane, and derives access from a 10-foot shared access easement along the east side of 107 Meadow Lane to the north (Lot 101). 107 Meadow is currently the primary dwelling of one party in this request, and the owner of 107 Meadow Lane has indicated to staff that they have no plans for any development on their property in the near future. By participating in this request, it is staff's understanding that the owner of 107 Meadow Lane has agreed to allow for the widening of the driveway access in exchange for sole ownership of the garage that currently straddles the lot lines.

Meadow Lane is a local residential street, connecting Ash Street to Anderson Avenue. Meadow Lane runs north/south until it reaches the northern lot line of 107 Meadow, when it then turns westbound towards Anderson Avenue. Meadow Lane is 30 feet wide along the north/south portion, then narrows to 20 feet on the east/west portion. Originally called Pershing Lane, Meadow Lane was legally described as a part of the Broadview Subdivision in 1936. Staff was also able to identify Pershing Lane on city maps dating back to 1931. Since creation, Meadow Lane has been a narrow street, supporting local residential traffic for the homes constructed along this street. There are also no existing sidewalks along this portion of Meadow Lane.

The current street standards described in Sec. 29-5.1 are written mostly with greenfield development in mind. If these standards were to be applied to existing neighborhoods, such as the one along Meadow Lane, many dwellings would need to be modified or reconstructed to accommodate the new right-of-way dedication requirements. For example, the southern portion of the structure at 109 Meadow Lane, across the street from the subject site, would lie within right-of-way if the property owner were to replat and dedicate the required street half-width.

It is staff's conclusion that further platting actions by surrounding properties are unlikely within the near future due to the lots already being developed. Many lots also hold legal lot status; thus, any building permit could be applied for without holding the property owner to modern subdivision standards. With this in mind, the expansion of the sidewalk network connecting to this subject site is unlikely. If all properties in this neighborhood were held to current UDC dimensional standards, mass redevelopment would be required to fit all right-of way, parking, and sidewalk requirements currently in place. Therefore, staff and the applicant agree that pursuing the two design adjustments is appropriate for this request, given the existing conditions of this neighborhood.

The requested design adjustments are required to be evaluated against the five-evaluation criteria identified in Sec. 29-5.2(b)(9) of the UDC. The five criteria are shown below (in bold) followed by staff's analysis.

i. The design adjustment is consistent with the city's adopted comprehensive plan and with any policy guidance issued to the department by council

Approving this design adjustment would allow for the redevelopment of a currently uninhabited lot within a dense residential neighborhood. Columbia Imagined identifies this lot as be located within the "neighborhood" district, which accommodates a broad mix of residential uses and also supports a limited number of nonresidential uses that provide services to neighborhood residents. In its current form, neither lot is

considered 'legal'; therefore, could not receive building permits. While this platting action would be possible without approving these design adjustments, it would require dedication of right-of-way and construction of a sidewalk network that would be impractical for other lots along this segment of Meadow Lane. Approving this design adjustment would allow the applicant to add additional dwelling units in this neighborhood while accommodating the existing built environment.

ii. 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

Meadow Lane is a local residential street that has been in place for almost 100 years. The proposed plat would grant legal lot status to two existing lots that have both contained residential dwelling units for decades, and would allow for future development at 105 Meadow Lane. As proposed, the net volume of traffic utilizing this segment of Meadow Lane is unlikely to increase significantly. Therefore, widening the right-of-way and constructing sidewalks along this portion of Meadow Lane would not result in a net gain for either the applicants, the neighborhood, or the city.

iii. 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

As mentioned, Meadow Lane has existed in its current configuration for almost 100 years. The lot at 105 Meadow Lane could potentially be redeveloped with a duplex home on the site, resulting in a negatable increase in vehicular traffic compared to existing levels. It is staff's conclusion that this traffic increase will not significantly make navigation or traversal of Meadow Lane more dangerous or difficult than it presently is.

iv. 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

Applying current UDC dimensional standards to many of the neighborhoods within the central portion of the city is not feasible without substantial redevelopment activity. The design adjustments requested are sought to grant legal lot status to two existing, developed lots within a developed neighborhood.

v. The design adjustment will not create adverse impacts on public health and safety.

The design adjustments would allow the applicant to redevelop a lot that currently contains a residential dwelling unit deemed unfit for use. Granting the design adjustments would allow for redevelopment of the lot at 105 Meadow Lane while maintaining the existing conditions of the neighborhood.

With respect to the proposed final plat, the lot line shared by 105 and 107 Meadow Lane will shift south in order to accommodate placing the existing garage fully on the northern property, as agreed upon by the property owners who are considered co-applicants to this request. As mentioned, a 20-foot access and utility easement will be dedicated along the eastern portion of

107 Meadow Lane to provide UDC compliant access to 105 Meadow Lane. A standard 10-foot utility easement is being dedicated along the northern portion of 107 Meadow Lane. The final plat has been reviewed by city staff and found to be compliant with the UDC, with the exception of the requested design adjustments.

CONCLUSION

The requested design adjustments have been triggered by existing development and roadway networks dating back a century. Denial of the requested design adjustments would result in the plat becoming less feasible and more inconsistent with existing developed conditions as well as result in a loss of redevelopment opportunity. The design adjustment process allows for applicants to show that some undue hardship, design characteristic, or existing conditions do not permit development to the current UDC standards. Holding properties such as these to the strict requirements of the UDC for street and sidewalk standards fails to consider the development patterns of the neighborhood that presently exist.

Given that the applicant's request would create two legal lots within the West Ash neighborhood with the intent of adding additional dwelling units in an existing neighborhood, staff supports the final plat and the requested design adjustments. Allowing the applicant to obtain legal lot status would support the Boone County and the City of Columbia Housing Study's stated goal of prioritizing infill development to provide the needed housing stock anticipated by current population trends. Furthermore, approval of the design adjustments would allow the applicant to maintain existing conditions within this neighborhood. It is staff's conclusion that applying full UDC subdivision standards to this subject site may not result in significant gains for the applicant, the city, or the community.

RECOMMENDATION

The following action is recommended with respect to this request:

- **Approve** the requested design adjustment to waive requirements for sidewalk construction and dedication of right-of-way along Meadow Lane, pursuant to Sections 29-5.1(c)(4)(ii) [Streets] and 29-5.1(d)(2)(ix) [Sidewalks]; and
- **Approve** the requested 2-lot final plat to be known as "*Meadow Lane Plat 1*"

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps
- Final Plat
- Design Adjustment Worksheets
- Public Correspondence

SITE CHARACTERISTICS

Area (acres)	0.63 acres
Topography	Flat
Vegetation/Landscaping	Gravel, grass, Trees
Watershed/Drainage	Flat Branch Creek
Existing structures	Single-family dwelling on each proposed lot

HISTORY

Annexation date	1905
Zoning District	R-2 (two-family dwelling)
Land Use Plan designation	Neighborhood District
Previous Subdivision/Legal Lot Status	Not legal lot

UTILITIES & SERVICES

The subject site is served by all city utilities and services.

ACCESS

Meadow Lane	
Location	North side of subject site
Major Roadway Plan	Local residential
CIP projects	N/A
Sidewalk	None

PARKS & RECREATION

Neighborhood Parks	Worley Street Park, Again Street Park-School
Trails Plan	N/A
Bicycle/Pedestrian Plan	N/A

PUBLIC NOTIFICATION

All property owners within 185 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified via property owner letters. 53 letters were sent on July 7, 2025, with 3 being distributed to neighborhood associations within 1,000 feet of the subject site. One letter was sent to the Ward 1 Council Member. An advertisement in the Columbia Tribune published on July 8, 2025.

Notified neighborhood association(s)	Historic Old Southwest, West Ash, West Broadway
Correspondence received	One letter in opposition (attached)

Report prepared by Kirtis Orendorff

Approved by Patrick Zenner