

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
December 20, 2018**

SUMMARY

A request by Civil & Environmental Consultants, Inc. (agent), on behalf of Missouri Alpha of Phi Kappa Psi, a Missouri Corporation (owner), requesting approval of a one-lot final minor subdivision plat to be known as "Missouri Alpha of Phi Kappa Psi Subdivision" and approval of a design adjustment to Section 29-5.1(c)(4) and Appendix A of the Unified Development Code relating to dedication of additional right-of-way. The 3.96-acre property is addressed 809 S. Providence and is zoned R-2 (two-family dwelling) and R-MF (multiple-family dwelling) (**Case #20-2019**).

DISCUSSION

The applicant is seeking approval of a final minor plat to afford legal lot status to property addressed 809 S. Providence Road. Establishing legal lot status is necessary prior to obtaining a future building permit for a purposed building addition on the rear of the property that will replace a previous addition. The property is predominantly zoned R-MF with a small strip of R-2 along the parcel's Burnam Road frontage. The subject property is presently improved with a fraternity house, accessory building, and parking lot on the R-MF portion of the lot. Dormitories, fraternities and sororities are permitted in the R-MF zone.

In addition to plat approval, the applicant is seeking a design adjustment (to be discussed in greater detail below) from the dedication requirements for additional right-of-way (ROW) along the parcel's Providence Road frontage. Providence Road is a major arterial on the CATSO Major Roadway Plan and requires a half-width dedication of 53' to 55' (106'-110' total ROW width). The ROW for Providence Road along the parcel's frontage varies from approximately 73' at its narrowest point to 174' at its widest point - the redesigned intersection of Providence/Rollins/Turner.

Aside from the requested design adjustment, the plat meets all the technical requirements of the UDC. Approval of the plat will bring the property up to the modern platting standards and eliminate a sidewalk gap along the parcel's Burnam Road frontage (a 2012 Sidewalk Master Plan project) as well as allow access and parking to meet the requirements of Section 29-4.3 of the UDC. Furthermore, the plat will dedicate a 15' and 10' utility easement along its Burnam and Providence frontages, respectively, and a 16' as well as two smaller utility easements for existing utilities on the northeastern and western portions of the lot. Sidewalk exists along Providence and the applicant will be required to build sidewalk along Burnam as part of the platting action and future building permit.

There are adequate utilities and infrastructure to support the existing use and structures on the site. The applicant is working with Utilities staff to design a new sewer extension. A significant tree survey and tree preservation and landscape plan have been submitted for the property and are subject to compliance with the provisions of Section 29-4.4(g) of the UDC prior to issuance of a building permit.

Design Adjustment

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 Dedication of Right-of-Way (ROW)

The applicant is requesting a design adjustment from Section 29-5.1(c)(4) and the design standards in Appendix A of the UDC, relating to dedication of additional ROW to meet the City's street classification standards. Providence Road is classified as a major arterial which requires a half-width of at least 53'. The adjacent half-width to this plat at its narrowest point(s) between the existing property line and the street center line is approximately 35' or 18' less than required. However, in many places the total ROW corridor (on both sides of the centerline) for the roadway exceeds the required 106'-110'.

Prior to completing the Providence Road intersection, turn lane, and roadway improvements adjacent to this parcel, the City worked with the applicant and adjacent property owners to acquire sufficient ROW for the improvements. Providence Road is fully developed in its current configuration and there are no additional plans for widening the portion of Providence Road abutting the subject parcel that would require additional dedication of ROW to meet the City's street classification standards. Given these facts, the Public Works staff supports the design adjustment request.

After considering Public Works review and recommendation, the existing site conditions, the built environment, and information submitted by the applicant, staff supports the approval of the ROW design adjustment. Providence Road has been recently improved and at that time necessary ROW was acquired from the applicant for the improvements. The design adjustment request addresses individual site characteristics, 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 final minor plat has been found to comply with the provisions of the UDC with the exception of the requested design adjustment. Staff recommends:

1. Approval of the Missouri Alpha of Phi Kappa Psi Subdivision
2. Approval of the design adjustment to Section 29-5.1(c)(4) and Appendix A of the Unified Development Code

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Final Plat
- Design Adjustments Request

SITE CHARACTERISTICS

Area (acres)	3.96 acres
Topography	Rolling
Vegetation/Landscaping	Urban environment/Turf
Watershed/Drainage	Flat Branch
Existing structures	Fraternity house, parking

HISTORY

Annexation date	1946
Zoning District	R-2 (two-family dwelling); R-MF (multiple-family dwelling)
Land Use Plan designation	Neighborhood
Previous Subdivision/Legal Lot Status	Not a legal lot

UTILITIES & SERVICES

All utilities and services provided by the City of Columbia.

ACCESS

Providence Road	
Location	Along eastern edge of property
Major Roadway Plan	Major Arterial
CIP projects	Recently completed Providence Road Improvements
Sidewalk	Sidewalk required on E. Burnam Road.

PARKS & RECREATION

Neighborhood Parks	Grasslands Park is nearest park
Trails Plan	MKT Trail
Bicycle/Pedestrian Plan	Burnam Road Sidewalk in 2012 Sidewalk Master Plan

PUBLIC NOTIFICATION

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 November 13, 2018. 14 postcards were sent.

Public information meeting recap	Number of attendees: No attendees from the public
Notified Neighborhood association(s)	Grasslands Neighborhood Association
Correspondence received	Discussion with a member of the Grasslands Neighborhood Association

Report prepared by Rachel Bacon

Approved by Patrick Zenner