

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
August 10, 2017**

**SUMMARY**

A request by Crockett Engineering Consultants (agent) on behalf of Campus Lutheran Church (owner) for approval of a one-lot replat of R-MF (Multiple-Family Dwelling) zoned property previously platted as Lots 1-7 of the *Amended Plat of J.H. Guitar's Subdivision*, to be known as the final plat of *Campus Lutheran*, and a design adjustment from Appendix A.3(a) (Street Widths) of the Unified Development Code, which would require additional right-of-way dedications for College Avenue. The 1.91-acre subject site is located at the northeast corner of College Avenue and Anthony Street, and addressed as 304 S. College Avenue. (**Case #17-187**)

**DISCUSSION**

The applicant is seeking approval of a one-lot final plat that combines seven existing legal lots into one lot. The applicant wishes to combine the properties in order to allow future development on the site that would otherwise cross lot lines, which is not permitted. An additional 5 feet of right of way is being granted along Anthony Street to accommodate the required 25-foot half-width, as it is currently within a 40-foot right of way. In addition, corner truncations are being provided at the intersection of College and Anthony (30-foot radius for a commercial intersection) and additional utility easements are being dedicated along the perimeter of the site.

In general, the replat will consolidate the existing lots into a single lot that is consistent with the existing single development on the site at this time, which is a place of worship along with accessory off-street parking. Staff finds that the requested replat will not eliminate any restrictions that have been relied upon by neighbors, is properly served by existing utilities, and will not be detrimental to the neighborhood.

In conjunction with this request, the applicant has requested that the existing alley between Lots 4 and 5 be vacated (Case #17-185). The vacation must be approved in order for the requested replat to be approved. The vacation is currently scheduled to be heard by City Council prior to the approval of this plat.

**Design Adjustment**

The applicant is also requesting a design adjustment from Appendix A (Street Standards), Section 3(a) (Street Widths), which requires a minimum 53-foot half-width along the site's College Avenue frontage, as required 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 (Streets Standards) of the UDC supports granting a waiver to the street design standards in situations where property is currently developed and the intensity of the development is not increasing.

Staff does not believe that granting the design adjustment would be detrimental to public safety, or injurious to other properties. The area is fully developed, and there is no plans for additional street widening.

The proposed final plat has been reviewed by staff and aside from the requested design adjustment, it meets all requirements of the Unified Development Code.

**RECOMMENDATION**

Approval of the final plat for *Campus Lutheran* and the design adjustment to Appendix A.3(a) to waive additional right of way dedication for College Avenue.

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator maps
- Final plat
- Design Adjustment narrative
- Previously Approved - *Amended Plat of J.H. Guitar's Subdivision*

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	1.91
<b>Topography</b>	Generally flat
<b>Vegetation/Landscaping</b>	Landscaped
<b>Watershed/Drainage</b>	Flat Branch
<b>Existing structures</b>	Place of worship

**HISTORY**

<b>Annexation date</b>	1906
<b>Zoning District</b>	R-MF (Multi-family residential)
<b>Land Use Plan designation</b>	Neighborhood District
<b>Previous Subdivision/Legal Lot Status</b>	Lots 1-7 of the <i>Amended Plat of J.H. Guitar's Subdivision</i>

**UTILITIES & SERVICES**

All utilities and services provided by the City of Columbia.

**ACCESS**

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

<b>Anthony Street</b>	
<b>Location</b>	Abuts south side of property
<b>Major Roadway Plan</b>	NA; local residential (50-foot ROW required; additional 5 feet dedicated)
<b>CIP projects</b>	None
<b>Sidewalk</b>	Sidewalks present

**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 July 18, 2017.

<b>Public information meeting recap</b>	Number of attendees: 0 Comments/concerns: NA
<b>Notified neighborhood association(s)</b>	East Campus Neighborhood Association; Tenth Hitt Elm Locust Neighborhood Association
<b>Correspondence received</b>	None at time of report.

Report prepared by Clint Smith

Approved by Patrick Zenner