



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 4, 2021

Re: Freedom House I – Final Plat (Case #195-2021)

Executive Summary

Approval of this request would result in the creation of a one-lot final plat, to be known as Freedom House I, that includes new right of way and easement dedications for public use. A concurrent request to approve two design adjustments pertaining to lot frontage and lot access will appear as a separate business item on the Council's October 4 agenda.

Discussion

A Civil Group (agent), on behalf of Mid-Missouri Barrier-Free Housing for the Physically Handicapped, Inc. (owner), seeks approval of a one-lot final plat of R-MF (Multi-Family Dwelling) district zoned property that would be known as Freedom House I. The final plat is proposed to bestow legal lot status on a parcel, containing parts of several lots, in advance of redevelopment of the site. A concurrent request to consider approval of two design adjustments from the UDC relating to lot frontage and lot access appears on the Council's October 4 agenda as a separate business item.

The subject site is currently developed with a multi-family structure and parking lot access to N. William Street which provides housing to persons with disabilities. The applicant indicates that the structure has become obsolete to meet the needs of existing and future residents and is proposed to be replaced with a new modern structure. The existing structure is built over previously platted property lines and is comprised of multiple part of previously platted lots, as such a replat of the site is necessary to bestow "legal lot" status to it prior to the issuance of future building permits. It should be noted that the property is located within the Benton-Stephens Urban Conservation Overlay (UC-O) and building plans have been submitted to the neighborhood association for review.

The proposed plat provides additional right-of-way for N. William Street as well as the required utility easements along the site's street frontage. Sidewalk is existing along N. William Street frontage and the site is served by all necessary public infrastructure to support the proposed redevelopment.

Associated with this replat is a concurrent request for approval of two design adjustments from the UDC relating to lot frontage and lot access. A plat notation specific to the approval of the design adjustments has been provided on the face of the plat as required by the City's administrative standards. While the applicant's redevelopment of the site has been prepared in reliance on the approval of the design adjustments their approval is not necessary for the plat to be considered compliant with the requirements of the UDC. The



City of Columbia

701 East Broadway, Columbia, Missouri 65201

requested design adjustments were considered concurrently by the Planning Commission with this replat and were recommended (8-0) to be denied.

Per the Unified Development Code, the Council may consider approval of a replat if it finds that the replat will not eliminate restrictions previously relied upon the City or the public, there is sufficient public infrastructure to support the resubdivision, and the replat will not have detrimental impact to other property within the neighborhood, or if alleged to be detrimental, the public benefit outweighs the detriment. Staff is unaware of prior restrictions that were relied upon as it relates to development of the subject site, there is sufficient infrastructure to support the resubdivision and subsequent redevelopment, and the use proposed upon redevelopment is of no greater impact than that current in place and would not be cause of any detriment on the surrounding neighborhood.

It should be noted that approval of the concurrent design adjustment requests, as expressed in the associated Council Memo pertaining to those matters, identifies concerns that may be considered detrimental to the surrounding neighborhood. However, as previously stated, the design adjustments are not required to ensure UDC technical compliance for the replat as they are more directed associated with the actual redevelopment of the site as desired by the applicant.

The Planning and Zoning Commission considered this request at their September 9, 2021 meeting. Staff presented its report. Several representatives of the owner and agent spoke during the public hearing. Following discussion of the requested design adjustments, and limited discussion on the final plat, a motion to recommend approval of the final plat, subject to removing the design adjustment note shown on the face of the replat, passed (8-0).

As of the preparation of this report, the applicant has not modified the attached replat to comply with the Planning Commission's conditional recommendation. Should Council deny the design adjustments and desire to approve the replat as recommended by the Planning Commission, a modified replat will need to be submitted.

The Planning Commission staff report, locator maps, design adjustment worksheets, design adjustment supplemental, and meeting minute excerpts are attached.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Possible impacts could be public infrastructure maintenance such as roads, sewers, and water, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.



Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Mobility, Connectivity, and Accessibility, Tertiary Impact: Not Applicable

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the final plat to be known as *Freedom House I*, with removal of the design adjustment note, as recommended by the Planning and Zoning Commission