



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 6, 2018

Re: Central Missouri Islamic Subdivision Plat 1- Replat & Design Adjustments (Case #18-122)

## Executive Summary

Approval will result in the creation of a one-lot replat and approval of two design adjustments pertaining to utility easement dedication along all public streets and corner truncations at 90-degree intersections, respectively.

## Discussion

A request by Simon & Struempff Engineering (agent), on behalf of the North American Islamic Trust, Inc. (owner), for approval of a one-lot final replat and design adjustments to Sections 29-5.1(g)(4) and Appendix A.6(b) pertaining to required utility easements and intersection corner truncations. The final plat will combine three existing lots of the Original Town, now City of Columbia, into a single lot to allow construction of a new school south of the existing Central Missouri Islamic Center Mosque which also occupies the site.

The subject site is zoned M-DT (Mixed Use- Downtown) which permits schools and religious institutions. The lot consolidation ensures that redevelopment of the new school does not occur across building lines. The replat is being considered concurrently with a map amendment (Case # 18-121) seeking designation of the new school (in addition to the Mosque) as a Civic Structure on the M-DT Regulating Plan. The 1.3 acre subject property is located east of Flat Branch Park and is addressed 205 S. Fifth Street.

The criteria for design adjustments is contained in Section 29-5.2(b)(9) of the UDC and staff's analysis of the requested design adjustments is fully discussed in the attached report to the Planning and Zoning Commission. Staff reviewed each design adjustment against the provisions of the UDC, the conditions inherent to the site and the surrounding built environment, and information provided by the applicant.

Following staff's analysis, it was determined that the requested variance to Section 29-5.1(g)(4) pertaining to platting of utility easements was fully supported due to the fact that the existing utilities were either a) in the adjacent streets, or b) placed in a previously dedicated easements on the property (electric and storm sewer easements). Furthermore, the variance was supported based on the practical hardships that would be incurred by requiring platting. If platted, the easement would extend across a portion of the existing Mosque structure.

With respect to the requested variance to Appendix A.6(d) pertaining to corner truncations at 90-degree intersections, staff found that that full dedication of the required 30-foot radius at the intersections of Locust and Fifth Streets (southwest corner) and Fifth and Elm Streets



(northwest corner) were unnecessary. The purpose of a corner truncations is to allow the opportunity to replace sidewalk and/or sidewalk ramps as needed in the future. Given the existing public improvements and the current location of the Mosque itself, staff concluded that provision of a 10-foot radius would be sufficient to meet future public needs and avoid encroaching upon the Mosque's footprint.

At its June 21, 2018 meeting, the Planning and Zoning Commission considered this request. Staff presented its report. There were no questions of staff. One member of the public inquired regarding the process for how right-of-way is vacated. The Planning and Zoning Commission voted (9-0) to recommend approval of the plat and both design adjustments as recommended by staff.

At the time of plat considered there was a technical correction outstanding. This correction dealt with a refinement of the plat regarding the depiction of the storm sewer utility easement which was approved by the Utilities Department. This correction has been made and is included on the plat for Council consideration.

A copy of the Planning and Zoning Commission staff report, locator maps, final plat, design adjustment request, and meeting minute excerpts are attached.

## Fiscal Impact

Short-Term Impact: Limited short-term impact. All infrastructure extension will be at developer's expense.

Long-Term Impact: Long-term impact would include infrastructure maintenance and public safety services. Such increased costs may be offset by increased property taxes and user fees.

## Strategic & Comprehensive Plan Impact

### Strategic Plan Impacts:

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

### Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

## Legislative History

Date	Action
NA	NA

## Suggested Council Action

Approve the proposed "Central Missouri Islamic Subdivision Plat 1" with the requested design adjustments as recommended by the Planning and Zoning Commission.