



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 18, 2023

Re: 508 High Street – Final Plat (Case #23-2024)

Executive Summary

Approval of this request will result in the consolidation of Lots 5 and 6 of J.A. Douglas' Subdivision of Ingleside Addition into a 1-lot final plat to be known as *High Side, Plat No. 1*. Such action will remove an interior property line and permit the issuance of a building permit on the enlarged lot for future development.

Discussion

Crockett Engineering (agent), on behalf of Three-P Properties LLC (owner), seeks approval of a 1-lot final plat of R-MF (Multiple-family Dwelling) zoned property to be known as *High Side, Plat No. 1*. The proposed final plat constitutes a replat of Lots 5 and 6 of the *J.A. Douglas' Subdivision of Ingleside Addition*. The 0.42-acre subject site is located mid-block between University and Wilson Avenues on the east side of High Street and is addressed as 508 High Street.

The subject parcels were shown as lots 5 and 6 and half of former Summit Road on the January 1930 final plat of the *J.A. Douglas' Subdivision of Ingleside Addition*. Prior to being platted, the property was adjacent to Summit Road which was officially vacated in October 1923. The property to the south of the subject lots has never been formally consolidated as part of a platting action. As such, the former Summit Road right of way has not been shown as being part of those lots which are now improved with a multi-story apartment building.

Following the adoption of the UDC in 2017, the ability to build over a property line was prohibited. As such, the style of development seen on the parcels to the south of the subject lots is no longer permitted. The purpose of this platting action is to eliminate the interior property line separating lots 5 and 6 such that a new structure can be build more centrally on the property.

The proposed consolidation of the existing lots would permit a greater level of improvement that if the lots were developed individually. It is staff's understanding that the applicant seeks to construct a new multi-family structure on the property which is permitted under the site's R-MF zoning designation subject to compliance with the East Campus Urban Conservation Overlay (UC-O) District's standards. Additionally, it is worth noting that given recent passage of zoning legislation pertaining to lots less than 60-feet in width, the subject lots could be developed with multi-family dwellings as they are currently depicted on the *J.A. Douglas' Subdivision of Ingleside Addition* plat. This would be possible given the lots are considered "legal" R-MF lots.



Pursuant to sec. 29-5.2(d) of the UDC, approval of a replat is subject the following three (3) criteria. Staff's analysis of these criteria is shown in **bold** text.

- (i) The resubdivision would not eliminate restrictions on the existing plat upon which neighboring property owners or the city have relied, or, if restrictions are eliminated, the removal of such restrictions is in the best interest of the public.

Staff is unaware of any restrictions associated with this property that would be eliminated if the proposed consolidation is approved.

- (ii) Adequate utilities, storm drainage, water, sanitary sewer, electricity, and other infrastructure facilities are provided to meet the needs of the resubdivision, or, there will be no adverse effect on such infrastructure facilities caused by the resubdivision.

There are no known capacity-related issues associated with the public infrastructure serving this parcel and existing infrastructure is capable of supporting future redevelopment. Evaluation of stormwater impacts with redevelopment and mitigative measures, if needed, will be addressed at the time of building permit submission.

- (iii) The replat would not be detrimental to other property in the neighborhood, or, if alleged to be detrimental, the public benefit outweighs the alleged detriment to the property in the neighborhood.

The subject site is within an R-MF (Multiple-family Dwelling) district. Lots to the north and east are improved with two-family and multi-family development. The eastern boundary of lots 5 and 6 adjoin a parking lot serving the lot to the northeast which is improved with 3 separate multi-family structures. To the south of the site is a 4-story multi-family building and associated parking. To the west are a mixture of single-family and multi-family structures. Given this land use context, the proposed consolidation would permit development comparable to that which is already constructed. However, it should be noted that if the consolidation is not permitted multi-family development on lots 5 and 6 would still be possible.

The final plat has been found to meet all the standards of the UDC regulations and is recommended for approval.

Locator maps and the final plat are attached for review.

Fiscal Impact

Short-Term Impact: None.

Long-Term Impact: Potential utility use depending on uses. Any potential impact may or may not be offset by increased user fees and/or property tax collection.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

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

Legislative History

Date	Action
01/08/30	Approved J.A. Douglas' Subdivision of Ingleside Addition
10/01/23	Approved Summit Road Vacation

Suggested Council Action

Approve the final plat of *High Side, Plat No. 1*.