



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 5, 2017

Re: Columbia College North Subdivision – Final Plat and Design Modification (Case #17-183)

## Executive Summary

Approval of this request will result in the creation of a 1-lot final plat to be known as "Columbia College North Subdivision" and grant the applicant a waiver from street right-of-way dedication requirements applicable to the property's Range Line Street frontage.

## Discussion

The applicant is seeking approval of a minor replat of eight lots within Beasley's Subdivision of Conger's Addition. The replat combines the eight lots into one legal lot, in preparation for development of a parking area to be used by the College. Consolidation is required to ensure that the new parking lot will not cross property lines which is prohibited by Section 25-5.1 (f) of the Unified Development Code (UDC). The UDC considers parking lots a structure; therefore, before a permit for such construction is issued this replat must be approved to ensure compliance with the new code's provisions

A College-owned parcel at the northwest corner of the proposed lot includes a structure, the Barnes Confectionary Building, which currently encroaches across the western boundary of the proposed lot. The Confectionary, located at 904 N. Eighth Street, is a local Most-Notable Property and is intended to remain in this location. The nonconformity exists currently and is not being modified in any way and is allowed to remain. The College intends to replat the Confectionary parcel and the lot proposed within this action in the future to mitigate the current Confectionary parcel's non-conformity. The future replat will take place upon further land acquisition and development initiatives by the College.

The applicant is also requesting a design modification from Appendix A (*Street Standards*), Section 3(a) (*Street Widths*), regarding Range Line Street. Range Line is designated on the CATSO Major Roadway Plan as a major collector roadway, which requires 33 to 38 feet of right-of-way half-width. Range Line Street currently has only 50 feet of total right-of-way. All parcels adjacent to Rogers and Eighth Streets are either fully developed, or are under ownership by the College. Range Line Street is fully improved with sidewalks and all necessary utilities are in-place.

At the time of approval of Columbia College Plat 3 (main campus; Case 17-144), a design modification was granted for the Range Line Street right-of-way south of Wilkes Boulevard, to Rogers Street. In this instance, right-of-way was dedicated to reach a total width of 50 feet. North of Wilkes Boulevard, adjacent to the subject parcel, a 50 foot right-of-way already exists. For this reason, staff supports the requested design modification which it believes will not be detrimental to public safety, or injurious to other properties. The conditions for the



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701 East Broadway, Columbia, Missouri 65201

modification are unique to the Columbia College property, and compelling the College to make the dedication as required by Appendix A(3)(a) could potentially create hardships in the future. Furthermore, the design modification would not abrogate any provisions of the City's comprehensive plan.

The Planning and Zoning Commission heard this case at their August 10, 2017 meeting. Commissioners inquired about how the nonconforming structure would be addressed in the future. Staff indicated that the proposed parking area would maintain a significant buffer from the structure to allow for a lot to be carved out of the west end of the currently-proposed lot. The resulting future new lot would incorporate the vacant property to the north of the Confectionary Building, and a portion of the lot to its east, to create a square-shaped lot for the existing structure. Following limited additional discussion, the Commission voted unanimously (9-0) to recommend approval of the PD plan and the associated design modification.

A copy of the Planning and Zoning Commission staff report, locator maps, plat, and meeting excerpts are attached.

## Fiscal Impact

Short-Term Impact: None.

Long-Term Impact: None.

## Strategic & Comprehensive Plan Impacts

### [Strategic Plan Impacts:](#)

Primary Impact: Not Applicable, 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

## Legislative History

Date	Action
4/29/1904	Approved "Beasley's Subdivision of Congers Addition"

## Suggested Council Action

Approve "Columbia College North Subdivision," and the associated design modification as recommended by the Planning and Zoning Commission.