

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
July 6, 2017**

SUMMARY

A request by Engineering Surveys and Services (agent) on behalf of Columbia College (owner), for approval of a final-minor plat of their main campus located at 1001 Rogers Street. The property is bounded by Wilkes Boulevard, Rogers Street, Range Line Street and Eighth Street, and contains 21.8 acres. The applicant is also requesting a variance from Appendix A.3(a) (Street Widths) of the Unified Development Code, which would require additional right-of-way dedications for both Rogers Street and Eighth Street. **(Case 17-144)**

DISCUSSION

Plat

The applicant is proposing the consolidation of their main campus, which currently consists of 11 lots, lying within the area bounded by Wilkes Boulevard to the north, Range Line Street to the east, Rogers Street to the south, and North Eighth Street to the west. The portion of campus that holds much of the academic and residential structures is previously unplatted land. As such, in accordance with the Unified Development Code, the parcel must be replatted before any development or redevelopment can take place on the property. The applicant wishes to construct a new residential and academic hall in the near future to account for increased enrollment and the subsequent increased demand for campus facilities.

Variance

The applicant is also requesting a variance from Appendix A (Street Standards), Section 3(a) (Street Widths), regarding both Rogers and Eighth Streets. Rogers Street 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. Rogers Street currently has only 38 feet of total right-of-way. Similarly, Eighth Street is designated as a local non-residential street, requiring 30 to 33 feet of right-of-way. Eighth Street currently has a total of 25 feet of right-of-way. All parcels adjacent to Rogers and Eighth Streets are either fully developed, or are under ownership by the College. Both streets are fully improved with sidewalks and all necessary utilities are in-place.

The applicant has proposed a right-of-way dedication on each street, to create a 25-foot half-width, which they believe is adequate and ultimately more desirable than the requirements of Appendix A. Staff is in agreement that the area is heavily-trafficked by pedestrians due to the proximity of Columbia College and Jefferson Junior High School, which lies at the northwest corner of Rogers and Eighth Streets. For this reason, staff supports the variance.

Staff does not believe that granting the variance would be detrimental to public safety, or injurious to other properties. The conditions for the variance 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 for the College in the future, given the location of some existing site improvements. The variance would not abrogate any provisions of the City's comprehensive plan.

Summary

The plat has been reviewed by all applicable staff and found to be consistent with the approved Columbia College Campus Master Plan and meets all technical requirements contained within the subdivision regulations and zoning ordinance. It is supported by staff for approval.

RECOMMENDATION

Staff recommends approval of “Columbia College - Plat 3” and the associated variance for right-of-way dedication on both Rogers Street and Eighth Street.

SUPPORTING DOCUMENTS

Attachments

- Aerial, topographic, and utility maps
- Final Plat – Columbia College - Plat 3

HISTORY

Annexation date	1906
Zoning District	R-MF (Residential, Multi-Family Dwelling District)
Land Use Plan designation	Neighborhood District
Previous Subdivision/Legal Lot Status	Core campus is previously unplatted, no legal lot status.

SITE CHARACTERISTICS

Area (acres)	21.8 acres
Topography	Slopes from east to west, generally flat
Vegetation/Landscaping	Developed, turf and landscaping on ¼ of site area
Watershed/Drainage	Perche Creek (Primary), Hinkson Creek (Secondary)
Existing structures	20-25 structures, CC Campus uses

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	
Fire Protection	
Electric	

ACCESS

Rogers Street	
Location	South side of Campus
Major Roadway Plan	Major Collector
CIP projects	N/A
Sidewalk	Sidewalks constructed

Range Line Street	
Location	East side of Campus
Major Roadway Plan	Major Collector
CIP projects	N/A
Sidewalk	Sidewalks existing and recently improved.

Eighth Street	
Location	West side of Campus
Major Roadway Plan	Local Residential
CIP projects	N/A
Sidewalk	Sidewalks existing

Wilkes Boulevard	
Location	North side of Campus
Major Roadway Plan	Local Residential
CIP projects	N/A
Sidewalk	Sidewalks existing

PARKS & RECREATION

Neighborhood Parks	None
Trails Plan	None
Bicycle/Pedestrian Plan	Rogers Street and Range Line Street are pedways

Report prepared by Russell Palmer Approved by Patrick Zenner