



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 18, 2016

Re: Broadway and Hitt Street Plat 1 – Final Plat & Variances (Case #16-131)

Executive Summary

Approval of this request will result in the creation of a two-lot subdivision and approve variances associated with the requirement to dedicate additional right-of-way and corner truncations along abutting street frontages.

Discussion

Last Enterprises, LLC and C.G.V. Investments, LLC (owners) request approval of a two-lot final minor subdivision plat to be known as "Broadway and Hitt Street Plat 1" and approval of variances to Sections 25-43 and 25-46(b) which pertain to street widths and intersections, respectively. The 9,735 square foot subject site is located at the southeast corner of Broadway and Hitt Street, and contain buildings addressed 1102 E Broadway and 8 Hitt Street.

The request is to shift the lot line separating the two developed parcels to divide a commonly held private alley equally between them. The applicant is requesting variances from the requirements to dedicate additional right-of-way to meet street width and lot corner truncation requirements per Sections 25-43 (Street widths) and 25-46(b) (Intersections). The existing buildings on the subject site are built to the property/right-of-way line (i.e., zero setback), the dedication of additional right-of-way would result in an encroachment. The requested variance from the corner truncation at the intersection of Hitt & Broadway is requested for the same reason.

There are no pending capital projects that would be affected by the approval of the requested variances. Existing streets and sidewalks provide an adequate level of service, and there is some space available within the existing rights-of-way to accommodate limited access-related improvements if needed.

At its June 23, 2016, meeting, the Planning and Zoning Commission voted 8-0 to recommend approval of the plat and associated variances. Commissioners inquired about the infrequency of right-of-way dedications in the downtown area, and suggested that the pending development code revisions address this issue by means other than a variance process if it is typically not needed or required. No members of the public spoke on this request.

The Planning and Zoning Commission staff report, locator maps, final plat, and meeting excerpts are attached.



Fiscal Impact

Short-Term Impact: None.

Long-Term Impact: None. The property is currently developed.

Vision & Strategic Plan Impact

Vision Impacts:

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

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

Legislative History

Date	Action
NA	NA

Suggested Council Action

Approve the final plat to be known as "Broadway and Hitt Street Plat 1" and associated variances as recommended by the Planning and Zoning Commission.