



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 18, 2021

Re: Supplemental information: Freedom House I – Design Adjustments (Case #195-2021)

Executive Summary

Attached for Council information is supplemental information submitted by the applicant's team to support their case for design adjustments (lot frontage and lot access). These additional exhibits are informational, and respond to the City staff and the Planning & Zoning Commission's recommendations to deny the design adjustments.

Discussion

Attached is the applicant's account on the history, design process, and proposed solution to the issues raised by the design adjustments review. The narrative refers to exhibits A-G (also attached; plus exhibits H, I, and J, architectural elevation, site plan, and an accessible route plan). This information has been provided since the Planning & Zoning Commission review and decision.

The two sections of the ordinance that apply to Freedom House I design adjustments are the following:

- (A) *Except as otherwise provided and specifically authorized under this chapter, all lots, tracts or parcels shall have actual frontage upon a street, which provides direct vehicular access to the lot. In context sensitive situations (e.g., topography, existing or proposed development patterns) where actual street frontage is not feasible, the director may permit a lot with an irrevocable access easement suitable to the city counselor, or designee, rather than actual street frontage, if the public health, safety, and general welfare is not compromised. [29-5.1(f)(1)(iv)(A)]*

The lot does have frontage on a public street (William), but its front door and vehicular access is proposed to be off Walnut, through the parking lot of Freedom House II which is a separate lot. As indicated, the director can permit an irrevocable access easement over the neighboring property in lieu of street frontage and direct access via that frontage. The design adjustment, if approved, will allow the applicant to use the access easement approach.

- (2) *Lot access.*

(i) *Each lot shall have access allowing vehicles, pedestrians, and bicycles to pass from a public street directly onto the lot, or from a public street to the lot over an irrevocable access easement approved by the city counselor, or designee. [29-5.1(f)(2)(i)]*



City of Columbia

701 East Broadway, Columbia, Missouri 65201

In staff's review of the plat, the concerns have been providing emergency and service access to the property as well as accessible routes to public sidewalks. The applicant has argued that the topography, particularly the steep front yard on the subject property, the Freedom House I site, makes access off William impractical. They seek to avoid replacing the parking lot on the north side for other reasons specified in their narrative. The existing parking lot and driveways are accessed off William but considerable ramping is needed to meet Americans with Disabilities Act standards. All agree the site is a challenge to redevelop, and all would like to work out a fair solution (as has been pointed out, the City has supported the project with Community Development Block Grant funds).

Fiscal Impact

Short-Term Impact: Enter the cost of proposed legislation to the city for the next **two** years.
Long-Term Impact: Enter the cost of proposed legislation to the city for years **beyond two**.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Inclusive Community, Secondary Impact: Safe Neighborhoods, Tertiary Impact: Tertiary

Comprehensive Plan Impacts:

Primary Impact: Mobility, Connectivity, and Accessibility, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Tertiary

Legislative History

Date	Action
Manually enter dates in this format: MM/DD/YYYY. Use hard returns to get to the next line of action entry.	Manually enter action items here. Use hard returns to space down to align with the corresponding date to the left. Order history from most recent to oldest. For each Council action, significant procedural action by a Board/Commission and Interested Parties meeting, enter the action date and brief statement of the action with vote totals, if known. Include ALL information you feel is relevant to this item.

Suggested Council Action

This information is supplemental to B315-21, Freedom House I design adjustments.