



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 5, 2017

Re: Campus Lutheran - Replat (Case #17-187)

Executive Summary

Approval will result in the consolidation of 7 existing lots and vacated right of way into one lot.

Discussion

The applicant, Crockett Engineering Consultants (agent) on behalf of Campus Lutheran Church (owner), is seeking approval of a one-lot replat of R-MF (Multiple-Family Dwelling) zoned property, previously platted as Lots 1-7 of the *Amended Plat of J.H. Guitar's Subdivision*, to be known as the final plat of *Campus Lutheran*, and a design adjustment from Appendix A.3(a) (Street Widths) of the Unified Development Code, which would require additional right-of-way dedications for College Avenue. The 1.91-acre subject site is located at the northeast corner of College Avenue and Anthony Street, and addressed as 304 S. College Avenue.

The replat would consolidate the existing lots into one lot, which is consistent with the existing development pattern on the site. This plat is also associated with Case #17-185, which is a request to vacate the existing alley right of way between Lots 4 & 5. The final reading of the vacation is currently on the September 5 City Council agenda, and if approved, will allow the alley to be consolidated in the replat.

At its August 10, 2017 meeting, the Planning and Zoning Commission considered this request. Staff presented its report and a representative for the applicant gave an overview of the request. Following limited discussion, the Planning and Zoning Commission voted (9-0) to recommend approval of the replat.

A copy of the Planning Commission staff report, locator maps, final plat, design adjustment narrative, previously approved *Amended Plat of J.H. Guitar's Subdivision*, and meeting excerpts are attached.



Fiscal Impact

Short-Term Impact: Limited short-term impact. All infrastructure extension will be at developer's expense.

Long-Term Impact: Long-term impact would include infrastructure maintenance and public safety services. Such increased costs may be offset by increased property taxes and user fees

Strategic & Comprehensive Plan Impacts

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 of *Campus Lutheran*.