



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 17, 2020

Re: Providence Walkway Plat 1 – Final Plat (Case #12-2020)

## Executive Summary

Approval of this request will combine multiple existing lots within the Crouch's Addition and the Bergen's Addition to the City of Columbia plats into two lots in advance of redevelopment of 3.86 acres owned by the Columbia Housing Authority, known as Providence Walkway, with renovated public housing units. This request is being considered concurrently with a request to approve four design adjustments from the requirements of the UDC relating to dedication of right of way, sidewalk construction, platting a property line through a structure, and street tree planting.

## Discussion

A Civil Group (agent), on behalf of Columbia Housing Authority (owner), is seeking approval of a two-lot final plat of R-MF (Multiple-family Dwelling) zoned property that would combine 14 existing lots, constituting a replat of Lots 8-19 of *Crouch's Addition* and Lot 1 & 6 of *Bergen's Addition*, to be known as *Providence Walkway Plat 1*. The 3.68-acre property is located at the northwest corner of Providence Road and Park Avenue.

The purpose of the final plat is to consolidate multiple lots from previous single-family subdivisions into two larger lots in order to better facilitate the redevelopment of the site, by the Columbia Housing Authority, with renovated public housing units. The existing structures on the site are built over former single-family lot lines – a practice no longer permitted per the UDC. The final plat will eliminate this conflict and confer legal lot status upon the proposed lots which will permit issuance of future building permits.

Associated with this final plat and being considered concurrently by Council as a separate agenda item is a request to approve four design adjustments that seek to either grant relief to or fully waive UDC requirements. The four design adjustments include:

1. A request to reduce the amount of additional right of way dedication for Providence Road;
2. Waive the installation of approximately 180-feet of sidewalk on Switzer Street;
3. Permit the platting of a property line through a structure (i.e. a parking lot);  
and
4. Waive the requirement to plant street trees at 40-foot intervals along all abutting roadway frontages.



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Since the Planning and Zoning Commission reviewed this case on December 5 (which is discussed later in this report) the applicant submitted a revised version of the plat. The revision increased the amount of right of way being dedicated along Providence Road, and removed a reference on the previous plat that approval of the plat would realign the accepted centerline of Providence Road. Staff did not recommend the design waiver or the realignment of the roadway center line. Upon further review by the Law Department, it was determined that revising an established street centerline through a subdivision plat process was not appropriate, and that reference has been removed.

The attached final plat has been prepared assuming approval of design adjustments Number 1 and 3 from the above list. A platting action does not show the location of sidewalks or street trees.

The Planning Commission reviewed the requested final plat and design adjustments concurrently at their December 5, 2019 meeting. Staff presented its report and several individuals representing the applicant gave an overview of the request. No other members of the public spoke during the public hearing.

Following discussion of the design adjustments (see concurrent Council memo and meeting minutes) the Commission recommended **denial** of the plat and associated design adjustments by a vote of 7-0. Prior to this vote staff was asked a procedural question regarding their ability to recommend approval of a plat not fully consistent with requirements of the UDC. Staff responded that a recommendation of denial was appropriate since the plat failed to show compliance with required right of way dedication standards and would result in a waiver to install sidewalk and street trees.

The Planning Commission staff report, locator maps, revised final plat dated 1/28/2020, Commissioner reviewed final plat (dated 11/27/2019), design adjustment worksheets, Providence Road right of way exhibit, and meeting minute excerpts are attached.

## Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as roads, sewers, and water, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.



## Strategic & Comprehensive Plan Impact

### 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

Denial of the final plat as recommended by the Planning and Zoning Commission.