



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 6, 2020

Re: Ripley Street Subdivision– Final Plat (Case #236-2019)

Executive Summary

Approval will result in the creation of a two-lot final subdivision plat to be known as “Ripley Street Subdivision”.

Discussion

Lueck Surveying (agent), on behalf of DeAna Grant and Amy Palmer (owners), requests the approval of a two-lot replat of property addressed 300 and 302 Ripley Street. The replat includes Lot 9 and the west half of Lot 8 of the 1871 Stephens' Subdivision of Lot 23 of Stephens Addition to Columbia.

The properties are located on the east side of Ripley Street between Richardson and Brighton Streets. The replat will permit the roughly 100 year old homes on the properties to become more conforming in relation to their location to adjacent property lines – presently each home is built across lot lines which is not permitted per the UDC.

While the replat will address the non-conformity of each home being built over property lines it will not resolve the issue of the properties, once replatted, being “split-zoned”. The applicant is aware of the split-zoning of the subject lots; however, is not required per the UDC to rezone the parcels at this time. As such, the zoning will not perfectly match the new lot lines; generally, the north house (302 Ripley Street) will remain on property mostly zoned R-2 (two-family dwelling district), and the south house (300 Ripley Street) will remain on property mostly zoned R-MF (multiple-family dwelling district). While not ideal, this mismatch is not an uncommon phenomenon in older neighborhoods.

Any future redevelopment of these parcels may require rezoning and it should be noted that the properties are subject to the Benton-Stephens Conservation Overlay District. The proposed replat is not inconsistent with the existing Overlay and is not restricted by the Overlay from being replatted. The replat as noted will bring the parcels into greater conformity with current UDC regulations.

The plat dedicates the required additional half-width right of way on Brighton Street (1.9 feet) and Richardson Street (5-feet) as well as provides the 10-foot utility easements along these street frontages. There are existing sidewalks on Ripley and Richardson Streets. Sidewalk shall be required on Brighton Street as a result of the platting action.

There is a strip of land parallel to Ripley Street, 16.6 to 19.6 feet wide, that is denoted “Land in possession not in deed” by the Professional Land Surveyor. Staff conferred with the City



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Surveyor and Law Department on this anomaly and all are agreed that the strip should not be incorporated in the replatted lots at this time. The buyer of the lots will be responsible for resolving title to the strip.

The plat has been reviewed by both internal and external agencies and is recommended for approval.

Locator map, performance contract and the final plat 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: Possible impacts could be 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 |
|-----------|--|
| 5/24/1871 | Approved Stephens Subdivision of Lot 23 of Stephens Addition to the Town of Columbia |

Suggested Council Action

Approve the "Ripley Street Subdivision" as presented.