

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
January 21, 2021**

SUMMARY

A request by A Civil Group (agent), on behalf of The Housing Authority of the City of Columbia, Missouri, A Missouri Corporation (owner), for approval of a two-lot final plat on property zoned R-MF (Multi-Family Dwelling), to be known as *Bryant Walkway Apartments II – North Plat 2*. This request also includes a design adjustment from Section 29-5.1(f)(3) of the UDC to allow a new lot line through a structure (paved driveway). The 1.23-acre site is improved with five duplexes and one fourplex and is located on the west frontage of Trinity Place between Pendelton Street and Allen Street. **(Case #56-2021)**

DISCUSSION

The applicant is seeking approval of a final plat that will create 2 lots on approximately 1.23 acres of land that was previously platted as Lot 2 of *Bryant Walkways Apartment II – North* in 2017. The plat would subdivide Lot 2 into two total lots. The applicant is seeking to divide the existing lot so individual funding mechanisms can be created for phased redevelopment of the site. The proposed plat would create a 1.04 acre lot (Lot 1) containing one existing fourplex and four existing duplexes and a second 0.19 acre lot (Lot 2) containing a single existing duplex. The applicant is also requesting a design adjustment from Section 29-5.1(f)(3) to allow a new lot line through a structure (paved driveway)

Access to the site is provided by Pendelton Street to the north and Trinity Place to the east. Sufficient right of way, for both streets and required lot corner radii, were dedicated in 2017 with the previous plat. There are existing sidewalks on both frontages. Existing easements for sewer utilities are located in the rear yard of this property and between the two northernmost duplexes. No additional easements are required for this plat.

There are three existing non-conformities on site. The first is an existing lot line over the parking lot to the northwest of the subject tract which this plat does not alter. The second non-conformity is the fourplex's setback from Pendleton Street. Currently, the structure maintains a side yard setback of 13.89'; however, is required to be setback a minimum of 15' given it is located on a corner lot. Considering potential redevelopment, this non-conformity may not be expanded or exacerbated and new development shall be required to be built to the 15' setback at this location per Section 29-6.5(b)(1)(i). The third non-conformity is the encroachment of a duplex into the 16' sewer easement. Similar to the prior circumstance, redevelopment of the site would require new construction to occur be outside the sewer easement.

Design Adjustment from Section 29-5.1(f)(3) (Lot Lines)

Per the UDC Section 29-5.1(f)(3), no structure may be constructed across a lot line. The lot line being proposed between Lot 1 and 2 of this plat coincides with a paved driveway, which by UDC definition is considered a structure; therefore, it is not permitted.

Upon review of the design adjustment worksheet, staff concurs with the applicant's findings and supports the request. The requested location of the new lot line (approximately down the center of said driveway) is reasonably located and does not arbitrarily bisect the structure in a way that would adversely affect the development as a whole or the general public. Allowing a driveway over a lot line does not appear to be detrimental to the site, or in conflict with the standards for granting a design adjustment.

Conclusion

Upon review of the requested design adjustment, staff finds that the platting of a lot line across the driveway can be granted. The proposed final plat has been reviewed by staff and aside from the requested design adjustment and some minor technical corrections it meets all requirements of the Unified Development Code.

RECOMMENDATION

The following recommendations are provided:

1. Approval of the design adjustment to Section 29-5.1(f)(3) (Lot lines over structures) relating to the platting of a property line through an existing driveway;
2. Approval of the proposed final plat, subject to minor technical corrections

Alternatively, if the Commission does not support the requested design adjustment the plat should not be recommended for approval.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Final Plat
- Design Adjustment Worksheet
- Significant Tree Plan
- *Bryant Walkways Apartment II – North (2017)*

SITE CHARACTERISTICS

Area (acres)	1.23
Topography	Generally flat
Vegetation/Landscaping	Turf / Two significant trees
Watershed/Drainage	Flat Branch
Existing structures	Five duplexes, one fourplex

HISTORY

Annexation date	1826
Zoning District	R-MF
Land Use Plan designation	Neighborhood, Open Space/Greenbelt
Previous Subdivision/Legal Lot Status	Lot 2, Bryant Walkways Apartment II – North

UTILITIES & SERVICES

Site is served by all City of Columbia utilities and services.

ACCESS

Trinity Place	
Location	East side of site
Major Roadway Plan	NA; Local residential (50-foot ROW required; 25 half-width required) No additional ROW required.
CIP projects	None
Sidewalk	Existing sidewalk

Pendleton Street	
Location	North side of site
Major Roadway Plan	NA; Local residential (50-foot ROW required; 25 half-width required) No additional ROW required.
CIP projects	None
Sidewalk	Existing sidewalk

PARKS & RECREATION

Neighborhood Parks	Within the Douglass Park service area
Trails Plan	None adjacent to the site
Bicycle/Pedestrian Plan	No facilities in the area

PUBLIC NOTIFICATION

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of this pending request on January 6, 2021. Twenty postcards were distributed.

Report prepared by Brad Kelley

Approved by Patrick Zenner