



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 15, 2021

Re: Bryant Walkway Apartments II North Plat 2 – Final Plat (Case #56-2021)

Executive Summary

Approval of this request would result in the creation of a two-lot final plat to be known as *Bryant Walkway Apartments II - North Plat 2*. This request is also being considered concurrently with a request to approve a design adjustment from the requirements of the UDC relating the platting of a property line through an existing structure.

Discussion

A Civil Group (agent), on behalf of on behalf of The Housing Authority of the City of Columbia, Missouri, A Missouri Corporation (owner), is seeking 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*. Associated with this request is a design adjustment from section 29-5.1(f)(3) of the UDC relating to the platting of lot lines through structures that will appear as a separate business item on the Council's February 15 agenda.

This request will divide an existing 1.23-acre lot into two lots to facilitate individual funding mechanisms for the owner ahead of redevelopment. One 1.04-acre lot will contain an existing fourplex and four existing duplexes and the remaining 0.19-acre lot will contain an existing duplex. The proposed lot line between these lots is drawn over a paved driveway which is the subject of the associated design adjustment. The proposed lots comply with the dimensional standards of the site's R-MF zoning designation.

The created lots would retain frontage on Pendleton Street and Trinity Place. Sufficient right of way was dedicated in 2017 with the previous plat known as *Bryant Walkway Apartments II - North*. Sufficient, existing easements for utilities are located in the rear, front, and northern side yard of this property and between the two northernmost duplexes.

Following the Planning and Zoning Commission public hearing, it was discovered that the 16' utility easement previously shown on the 2017 plat is actually a 50' utility easement left over from the vacation of Switzler Street. As discussed in the staff report, the encroachment of structures over this easement is a nonconformity that would have been remedied through new construction occurring outside of what was thought to be a 16' not 50' easement. Given the newly discovered easement width information, it is the intent of the applicant to dedicate a new 16' easement and vacate the existing 50' easement in coordination with the sewer utility at a future date rather than attempt to adjust future construction to correct the encroachment. The existing 50-foot easement has been shown on the attached plat and it should be understood that no additional building encroachment into the easement area will be permitted.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

At its January 21, 2021 meeting, the Planning and Zoning Commission considered this request. Staff presented its report and the applicant gave a brief presentation. Following limited discussion, the Planning and Zoning Commission voted (8-0) to recommend approval of the final plat along with the requested design adjustment.

A copy of the Planning and Zoning Commission staff report, locator maps, final plat, approved 2017 plat, and meeting minute 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 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
6-19-17	Approved the final plat of <i>Bryant Walkway Apartments II - North</i>

Suggested Council Action

Approve the proposed "Bryant Walkway Apartments II – North Plat 2" as recommended by the Planning and Zoning Commission.