



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 7, 2021

Re: La Grange Place Plat 5 - Final Plat (Case #108-2021) – Supplemental

Executive Summary

This supplemental report has been prepared at the request of City Council to provide application materials submitted to the Board of Adjustment (BOA) relative to the applicant's request for approval of seven (7) variances necessary to allow the construction of a new fraternity house on the subject property. The seven (7) requested variances, outlined in the attached BOA staff report, were approved by the Board at their May 11, 2021, meeting. This meeting was an advertised public hearing meeting all required UDC notification standards specified in Section 29-6.3(c) of the UDC. This item was tabled from its original April 13 hearing date to allow additional time to address site planning issues with an adjacent neighbor. Given the tabling to a "date certain" for the continued hearing no additional public advertising or notification was given; however, the site was re-posted with a sign providing the new hearing date.

The associated platting request (B161-21) to which the BOA action is connected was submitted to approve a replat of parcels and parts of parcels shown on the 1910 plat of LaGrange Place into a single legal lot that will be known as *La Grange Place Plat 5*. The proposed platting action is necessary to eliminate an existing property line dividing the parcels given the UDC prohibits the construction of a new structure across property lines. There are no provisions within the Unified Development Code that prescribe the procedural process for granting BOA variances concurrently with the processing of a proposed subdivision plat.

Discussion

Missouri Farm House Associations, Inc. (owner), submitted requests for approval of a 1-lot replat and Board of Adjustment consideration of seven (7) variances relating to the subject parcel on March 1 and March 15, respectively. These requests were submitted relative to their desire to construct a new fraternity house on lots currently addressed as 600 Rollins Street and 802 Richmond Avenue. These properties are located within the portion of the City commonly known as "Greek Town". Prior to said submissions, the owners submitted a request for a concept review on February 8, 2021, which illustrated their future intent with the property as a consolidated lot with the new fraternity house.

Following the concept review, notification of the concept review meeting was provided to all property owners within 185-feet and Homeowners Associations within 1,000-feet of the site giving notice of the intended redevelopment activity upon the site. Additionally, the applicant requested that staff review the proposed construction plans for the site in efforts to



City of Columbia

701 East Broadway, Columbia, Missouri 65201

obtain the necessary "Denial Letter" required as a prerequisite to submission of the Board of Adjustment variance application.

The requested denial letter was issued on March 10, 2021, and outlined areas of regulatory non-compliance from which relief would be necessary prior to a building permit being issued for construction of the new fraternity house. This denial letter was prepared based on the **future platted property lines** of the proposed consolidation plat which illustrated fully compliant right of way and lot corner truncation dedications and revised front setbacks from Richmond Avenue, based the front of the new fraternity house as depicted in the new building plans.

Because there are no existing procedural standards within the Unified Development Code that specify the order of regulatory approvals for a redevelopment project of this nature, staff proceeded to review and process both requests according to their individual schedules. It is the general practice of the Planning and Zoning Division to allow concurrent submission of parallel review items with the understanding that no building permit action can occur until all items have obtained necessary approvals. This practice has been implemented to ensure timely and efficient processing of development applications.

The applicant was fully aware that approval of the plat and BOA variances would be required prior to submission of a building permit application. The applicant's submitted plat was fully compliant with the UDC standards and did not seek any design adjustments. The plat was recommended for approval (8-0) on April 8 during the Commission's regularly scheduled public hearing.

The Commission was informed of the pending BOA application and its unresolved nature as well as given potential applicant action options relating to the processing of the plat should the Board not approve the requested variances. The Planning & Zoning Commission was informed that the platting action was necessary regardless of the outcome of the BOA variances should redevelopment of property be sought given building construction on the proposed acreage could not cross the existing property line.

Attached please find the Board of Adjustment staff report, original application, supporting documents, and denial letter, revised application materials, unofficial meeting minute excerpts, and the Board Order (draft) relating to the Board of Adjustment's hearing process for your review.

Fiscal Impact

Short-Term Impact: N/A

Long-Term Impact: N/A



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: Infrastructure, Tertiary Impact: Economic Development

Legislative History

Date	Action
5/17/21	Tabled final plat approval (B161-21)
5/11/21	Board of Adjustment approval of regulatory relief (Case #118-2021)
4/13/21	Tabled Board of Adjustment action on Case #118-2021

Suggested Council Action

This memo and supporting documentation provided for informational purposes only.