



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 15, 2021

Re: Zoning Text Amendments - # **A12: 29-5.2(d)(1)(i) Resubdivision or replat - Applicability; 29-5.2(e)(1)(iv) Administrative Plat - Applicability** (Case #49-2021)

## Executive Summary

Approval will amend Sections 29-5.2(d)(1)(i) and 29-5.2(e)(1)(iv) of the Unified Development Code (UDC) to clarify the application of the 120-foot roadway frontage provision when used in determining if a proposed platting action is an "Administrative Plat" or requires City Council approval. Additionally, the amendment proposes revisions intended to reduce repetition as it relates to the process of resubdividing and replatting land.

## Discussion

To make the Section 29-5.1 (d) easier to understand, it has been restructured so that the administrative plat section is combined with the existing replat section, and duplicative text is removed.

The UDC added a new criteria for administrative plats that would prohibit the creation of new lots by combining lots when the resulting lot has more than 120 feet of street frontage (or put more plainly, is more than 120 feet wide at the street). This provision is intended to allow certain subdivision actions to be processed as administrative plats (which reduces cost and time since they do not require Council approval), while at the same time prohibiting the administrative approval of large combinations of lots that could alter the context of existing development patterns within a subdivision or neighborhood.

However, the language of the section was somewhat unclear, and was interpreted in a manner that concluded if the total amount of street frontage for all the lots included within the subdivision plat exceeded 120 feet, it was not eligible to be processed as an administrative plat, even if no lots were being combined. This outcome prevents many plats that only included lot line adjustments from being processed administratively, if the lots included had more than 120 feet of street frontage in total.

Furthermore, administrative plats are by definition a resubdivision action as well. To make this hierarchy more clear, the Administrative Plat section is now nested under the Resubdivision section, and a new provision was added under Procedures (D) to address the process an applicant would take if their application for an administrative plat was not approved by the Director.

The Planning and Zoning Commission considered this request at their January 21, 2021 meeting. Staff presented its report. No member of the public spoke during the public hearing. Following limited discussion, a motion to approve the zoning text amendment



# City of Columbia

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passed (8-0). As a note, the PZC reviewed a draft of the proposed text amendment during three work sessions prior to the public hearing.

The Planning Commission staff report, proposed text amendment sheet, and meeting minute excerpts are attached.

## Fiscal Impact

Short-Term Impact: None

Long-Term Impact: None

## Strategic & Comprehensive Plan Impact

### Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

### Comprehensive Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
3/20/2017	Approved Chapter 29 of the City Code, referred to as the Unified Development Code.

## Suggested Council Action

Approve UDC amendment A12 as recommended by the Planning and Zoning Commission.