

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
June 21, 2018**

SUMMARY

A request by Simon & Struempf Engineering (agent) on behalf of the North American Islamic Trust, Inc. (owner) for a one-lot replat and design adjustments to Sections 29-5.1(g)(4) and Appendix A.6(b) pertaining utility easements and lot corner truncations, respectively. The 1.3 acre subject property is located east of Flat Branch Park and is addressed 205 S. Fifth Street. The final plat will combine three existing lots for the purpose of redevelopment to allow construction of a new school on the site. The site is zoned M-DT (Mixed Use- Downtown). **(Case #18-122)**

DISCUSSION

The applicant is seeking approval to replat Lots 52 and 53 and part of Lots 13, 14, 15 and 54 of the Original Town, now City of Columbia, plat into a single lot. The plat is required to eliminate construction across building lines, and is in advance of future site redevelopment. The plat is being considered concurrently with Case #18-121, which would designate a future school building as a Civic Structure on the M- DT (Mixed Use- Downtown) Regulating Plan.

The applicant is also seeking two design adjustments. The first adjustment is to waive the requirement to dedicate a ten (10) foot utility easement along Fifth, Elm and Locust Streets. The second adjustment seeks partial waiver of the size of the corner truncations required at the southwest corner of Locust and Fifth Streets, and the northwest corner of Elm and Fifth Streets.

Design Adjustments

The Commission may recommend approval of a design adjustment if it determines that the following criteria have been met (Section 29-5.2(b)(9)):

- 1. The design adjustment is consistent with the City's adopted comprehensive plan and with any policy guidance issued to the Department by Council;**
- 2. The design adjustment will not create significant adverse impacts on any lands abutting the proposed plat, or to the owners or occupants of those lands;**
- 3. The design adjustment will not make it significantly more difficult or dangerous for automobiles, bicycles, or pedestrians to circulate in and through the development than if the Subdivision Standards of Section 29-5.1 were met;**
- 4. The design adjustment is being requested to address a unique feature of the site or to achieve a unique design character, and will not have the effect of decreasing or eliminating installation of improvements or site features required of other similarly situated developments; and**
- 5. The design adjustment will not create adverse impacts on public health and safety.**

Design Adjustment #1: Required 10 Foot Utility Easement

The applicant is requesting a design adjustment from Section 29-5.1(g)(4) and the design standards in Appendix A of the UDC, which require the dedication of a ten (10) foot utility easement adjacent to all public streets. The applicant is requesting relief from this standard along Locust, Fifth and Elm Streets, respectively. The UDC describes that, to the extent possible, utilities shall be located in designed easements and not in the street right-of-way. However, in this case as well as many other developed areas of the City, and especially commonplace in the Downtown District, utilities are located in the street right of way.

For this site, the utilities are either a) in the adjacent streets, or b) placed in a previously dedicated easements on the property (electric and storm sewer easements). The Utilities Department has evaluated the request and supports the waiver due to the existing utility locations. Additionally, the applicant requests the waiver due to its impact upon the existing site improvements. Dedication of the required utility easements would place an existing house and the Mosque into the designated easements.

It should be noted that at the time of writing the staff report, the applicant and staff anticipate a technical correction to the plat. This correction will refine the size of the existing storm sewer easement on the southeast corner of the site.

Design Adjustment #2: Corner Truncation

The second design adjustment requests waiver from Appendix A.6(b) of the Unified Development Code (UDC) which describes the requirements for a corner truncation for ninety degree intersections which reads:

A.6 Intersections. (b) When streets intersect at a ninety (90) degree angle or when a street intersects with a cul-de-sac terminal bulb, the intersection right-of-way lines shall be rounded by a curve with a radius of not less than twenty (20) feet for residential streets and not less than thirty (30) feet for nonresidential streets.

Per the above standard a 30' corner truncation at the southwest corner of Locust and Fifth Streets, and at the northwest corner of Fifth and Elm Streets would be required. Corner truncations allow opportunity to replace sidewalk and/or sidewalk ramps as needed in the future. According to the applicant, the existing location of the Mosque makes the 30-foot standard challenging since it encroaches upon the existing building footprint. The applicant proposes a 10-foot corner truncation. This proposed truncation is supported by Public Works.

After considering staff review of the requested design adjustments, existing site conditions and the built environment, and the information submitted by the applicant, staff supports the approval of the full waiver of the utility easement dedication and the partial waiver of the corner truncation. The requests are not inconsistent with the Comprehensive Plan, are not detrimental to public safety or injurious to other properties, and do not negatively affect the circulation of the site.

RECOMMENDATION

The proposed replat has been found to comply with the provisions of the UDC with the exception of the requested design adjustments and minor technical corrections. Staff supports approval of the design adjustments and plat and the as follows:

1. Approval of the design adjustment to Section 29-5.1(g)(4) waiving the dedication of ten (10) foot utility easements adjacent to Elm, Fifth and Locust Streets.
2. Approval of the design adjustment to Appendix A.6(b) regarding the corner truncation of ninety-degree street intersections and substitution of a 10-foot truncation verses the required 30-feet.
3. Approval of the Central Missouri Islamic Subdivision Plat 1 subject to minor technical corrections

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Final Plat
- Design Adjustments Request

SITE CHARACTERISTICS

Area (acres)	1.3 acres
Topography	Flat
Vegetation/Landscaping	Developed
Watershed/Drainage	Flat Branch
Existing structures	Developed site with multiple structures

HISTORY

Annexation date	1826
Zoning District	M- DT
Land Use Plan designation	City Center
Previous Subdivision/Legal Lot Status	Legal Lots

UTILITIES & SERVICES

All services provided by the City of Columbia.

ACCESS

S. Fifth Street	
Location	North side of site
Major Roadway Plan	Local non-residential
CIP projects	N/A
Sidewalk	Sidewalks required.

PARKS & RECREATION

Neighborhood Parks	Flat Branch Park
Trails Plan	Adjacent to MKT Trail
Bicycle/Pedestrian Plan	NA

PUBLIC NOTIFICATION

All property owners within 185 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of a public information meeting, which was held on May 29, 2018. 13 postcards were sent.

Public information meeting recap	Number of attendees: 6 Comments/concerns: Questions regarding process and timeline
Notified neighborhood association(s)	NA
Correspondence received	None to date.

Report prepared by Rachel Bacon

Approved by Patrick Zenner