



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 15, 2019

Re: The Backyard- Final Plat, Design Adjustments (Case #82-2019)

Executive Summary

Approval will result in creation of a two-lot final plat and granting of relief from the requirement to dedicate additional ROW and corner truncations for the alley on the northern frontage of the site and from the requirement to dedicate utility easements along S. Sixth and S. Seventh Streets.

Discussion

Crockett Engineering Consultants (agent), on behalf of Seventh Street Properties of Columbia, LLC and Hulett Descendants, LLC (owners), is requesting approval of a .32-acre two-lot final minor subdivision to be known as "The Backyard". In addition to the platting action, the applicant is seeking approval of design adjustments from Section 29.5.1(c)(7) and Appendix A and Section 29-5.1(g)(4) of the UDC pertaining to the dedication of right of way (ROW), corner truncations for alleys and dedication of utility easements, respectively. The subject site is zoned M-DT (Mixed-Use Downtown) and currently improved with My House (119 S. Seventh Street) and My House- The Backyard (120 S. Sixth Street). The replat would allow a new structure to be built on the Sixth Street frontage.

The applicant is seeking waiver to dedicate an additional 2.5-feet of half-width right-of-way for the east-west alley along the site's northern boundary as well as a waiver from providing 5-foot corner truncations where the east-west alley intersects S. Sixth and S. Seventh Streets that are required to be provided per Section 29.5.1(c)(7) and Appendix A of the UDC.

The existing alley is currently 15-feet wide (typical of existing downtown alleys) and has no corner truncations. The standard alley width outside of the M-DT district is 20-feet; however, the preferred alley configuration for **new alleys** within the M-DT district, as illustrated in Appendix A, shows an idealized width of 24-feet. Given the alley currently exists staff believes that a 20-foot wide alley right of way is appropriate.

Additionally, per Appendix A, **new alleys** are recommended to have corner truncations with a radius of 10-15'. Staff believes the required 5-foot corner truncation is appropriate given the existing built environment; however, notes that additional radii would be desirable for improved visibility as well as safer turning movements for pedestrian and vehicular traffic.

The third design adjustment seeks waiver from Section 29-5.1(g)(4) pertaining to the requirement to dedicate 10-foot utility easements along S. Sixth and S. Seventh Streets. This requirement is triggered whenever a parcel is replatted. The subject site is currently served by utilities located within the existing street right-of-way and would provide opportunity to



place a future utility installation in its standard location. There are currently no known plans to alter then-existing utility line locations.

Parts of the existing My House building and retaining wall will encroach into newly dedicated ROW, corner truncations, and utility easement areas on the plat without the design adjustments being granted. Therefore staff only recommends that the right-of-way and easement dedications be required for those areas where they would not be obstructed by existing buildings, or for the Sixth Street frontage where M-DT Mixed Use Downtown zoning requires that a future building be pulled up to the lot line.

It should be noted that solid waste concerns were cited by the Solid Waste Utility throughout the subdivision plat review. Columbia College (which owns property to the north of the site) also expressed concerns. Solid Waste is recommending an on-site compactor. The applicant has indicated they are working on their solid waste plan, including exploring options with nearby properties. An approved solid waste management plan is required prior to the issuance of a building permit for the proposed redevelopment.

The Planning and Zoning Commission considered this request at their June 6, 2019 meeting. Staff presented its report and answered procedural questions relating to voting on the design adjustments and the plat. The applicant gave an overview of the request and cited concerns with M-DT district standard compliance as well as concern that existing structures would be located in the dedicated ROW if the design adjustments were not granted. M-DT requires new structures to be built along the public street.

Following significant discussion, the Commission made four motions as follows:

1. A motion to approve the requested design adjustment to Section 29.5.1(c)(7) and Appendix A pertaining to the dedication of right of way (ROW) for alleys. The motion failed to pass with a vote of 3-5.
2. A motion to approve the requested design adjustment to Section 29.5.1(c)(7) and Appendix A pertaining to the requirement to provide corner truncations for alleys. The motion failed to pass with a vote of 6-2.
3. A motion to approve the requested design adjustment to Section 29-5.1(g)(4) pertaining to the dedication of utility easements. The motion tied, a "no recommendation", with a vote of 4-4.
4. A motion to approve the final plat. The motion failed to pass with a vote of 6-2.

The Planning Commission staff report, locator maps, final plat, design adjustment requests, correspondence from the public, and meeting minute excerpts are attached.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.



Long-Term Impact: Public infrastructure maintenance such as roads, sewers, and water, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Not Applicable

Legislative History

| Date | Action |
|------|--------|
| N/A | N/A |

Suggested Council Action

1. Denial of the requested design adjustments to Section 29.5.1(c)(7) and Appendix A pertaining to the dedication of right of way (ROW) and corner truncations for the existing east-west alley as recommended by the Planning and Zoning Commission, and
2. Denial of *The Backyard Final Plat* as recommended by the Planning and Zoning Commission.

Note: It should be noted that no recommendation is presented on the design adjustment to Section 29-5.1(g)(4), utility easement dedication, as such vote was tied.