

**Agenda Report
Planning and Zoning Commission
June 23, 2016**

SUMMARY

A request by Last Enterprises, LLC and C.G.V. Investments, LLC (owners) for a two-lot final minor subdivision plat of C-2 (Central Business District) zoned land to be known as "Broadway and Hitt Street Plat 1" and approval of variances to Sections 25-43 and 25-46(b) which pertain to street widths and intersections, respectively. The 9,735 square foot subject site is located at the southeast corner of Broadway and Hitt Street, and contains buildings addressed 1102 E Broadway and 8 Hitt Street. **(Case #16-131)**

DISCUSSION

The request is to shift the lot line separating the two developed parcels to divide a commonly held private alley equally between them. Since the property falls outside the platted area of the Original Town of Columbia plat and has not been previously subdivided in accordance with City Subdivision standards, the lots must be formally platted to permit the lot line adjustment.

In addition to the platting action, the applicant is requesting variances from the requirements to dedicate additional right-of-way to meet street width and lot corner truncation requirements per Sections 25-43 (Street widths) and 25-46(b) (Intersections). Right-of-way widths for Hitt Street (local non-residential) and Broadway (major arterial) are 38 feet and 88 feet, while minimum right-of-way widths for these streets are 60-66ft and 106-110ft, respectively. Since the existing buildings on the subject site are built to the property/right-of-way line (i.e., zero setback), the dedication of additional right-of-way would result in an encroachment. Variance from the 30-foot corner truncation at the intersection of Hitt & Broadway is requested for the same reasons.

Long-standing practice has been to not require additional right-of-way upon platting or replatting property within the historical central business district. The zero setback and uniform street wall of the C-2 district has defined the downtown area since the original Town of Columbia was platted in 1825, and is considered by many to be a characteristic worthy of preservation. While approving variances to the right-of-way requirements will prevent the standard street cross-sections from being realized, Staff recognizes that the unique character of downtown occasionally warrants unique roadway designs.

In evaluating the requested variances, staff has not identified pending capital projects that would be impacted by the approval of the requested variances. Furthermore, while less than standard rights of way and corner truncations exist there are opportunities to accommodate limited future intersection improvements forward of the existing structures within the right of way that does exist. Given these potential options, Staff does not believe that the requested variances will prevent the ability to provide adequate accommodations for both pedestrians and automobiles adjacent to the subject site. Existing streets and sidewalks provide an adequate level of service without meeting the current regulatory standards and there is no proposed redevelopment on the site with this platting request - just a lot line adjustment.

RECOMMENDATION

Approval of the proposed final plat.

Approval of the requested variances from Sections 25-43 (Street widths) and 25-46 (Intersections).

SUPPORTING DOCUMENTS

- Locator maps
- Proposed plat of Broadway and Hitt Street Plat 1
- Applicant's letter and variance worksheet

HISTORY

Annexation Date	1826
Existing Zoning District(s)	C-2 (Central Business District)
Land Use Plan Designation	City Center District
Subdivision/Legal Lot Status	Two surveyed parcels

SITE CHARACTERISTICS

Area (acres)	0.22 acre
Topography	Flat
Vegetation/Landscaping	None
Watershed/Drainage	Flat Branch
Existing structures	Two commercial buildings

UTILITIES & SERVICES

Site is served by all city services (utilities and public safety)

ACCESS

Broadway	North side of site
Major Roadway Plan	Major arterial street (Improved & City-maintained)
CIP Projects	None
Sidewalk	In place

Hitt Street	West side of site
Major Roadway Plan	Local non-residential street (Improved & City-maintained)
CIP Projects	None
Sidewalk	In place

Report prepared by Steve MacIntyre; Approved by Pat Zenner