

**AGENDA REPORT**  
**PLANNING AND ZONING COMMISSION MEETING**  
**August 10, 2017**

**SUMMARY**

A request by Engineering Surveys and Services (agent), on behalf of Columbia College (owner), for approval of a 1-lot minor subdivision to be known as "Columbia College North Subdivision" and a design modification from Appendix A (Street Standards), Section 3(a) (Street Widths). The plat incorporates the contiguous Columbia College properties north of Wilkes Boulevard, between Range Line Street and Eighth Street. Currently, all internal lots are vacant, and the parcel is zoned R-MF (Residential Multi-Family District), except for a small portion of R-2 (Two-Family Residential District) at the northwest corner of the proposed lot. **(Case 17-183)**

**DISCUSSION**

The applicant is seeking approval of a minor replat of 8 lots within Beasley's Subdivision of Conyer's Addition. This replat combines these 8 lots into one legal lot, in preparation for development of a parking area for use by the College. While some portions of the proposed parking area would lie within legal lots, the proposed parking lot will encumber a number of non-legal lots that were created by past small area transfers between property owners.

Section 25-5.1(f) of the Unified Development Code prohibits construction of any structure across a lot line. Section 29-1.11(Definitions and Rules of Construction) defines a structure as, "anything constructed or erected that requires location on the ground, or that is attached to something having location on the ground; including but not limited to advertising signs, billboards, poster panels, decks, patios, and paved areas, fences, walls, and retaining walls." As such, this replat is required prior to issuance of a building permit for the new parking area.

A College-owned parcel at the northeast corner of the proposed lot includes a structure which currently lies across the west lot boundary of the proposed lot. This nonconformance exists currently, and is not being modified in any way. Therefore, the nonconformance is allowed to remain. It is the applicant's intention to replat the parcel fronting Eighth Street, and the currently proposed lot in the future, to mitigate this nonconformance, upon further land acquisition and development opportunities.

The applicant is also requesting a design modification from Appendix A (Street Standards), Section 3(a) (Street Widths), regarding Range Line Street. Range Line is designated on the CATSO Major Roadway Plan as a major collector roadway, which requires 33 to 38 feet of right-of-way half-width. Range Line Street currently has only 50 feet of total right-of-way. All parcels adjacent to Rogers and Eighth Streets are either fully developed, or are under ownership by the College. Range Line Street is fully improved with sidewalks and all necessary utilities are in-place. At the time of approval of Columbia College Plat 3 (main campus; Case 17-144), a design modification was granted for the Range Line Street right-of-way south of Wilkes

Boulevard, to Rogers Street. In this instance, right-of-way was dedicated to reach a total width of 50 feet. North of Wilkes Boulevard, adjacent to the subject parcel, a 50 foot right-of-way already exists. For this reason, staff supports the design modification.

Staff does not believe that granting the design modification would be detrimental to public safety, or injurious to other properties. The conditions for the modification are unique to the Columbia College property, and compelling the College to make the dedication as required by Appendix A(3)(a) could potentially create hardships for the College in the future. The design modification would not abrogate any provisions of the City's comprehensive plan.

All other necessary right-of-way upgrades and required utility easement dedications are provided on the plat. The proposal has been reviewed by internal and external agencies and found to meet all applicable UDC standards. The plat is supported by staff for approval.

### **RECOMMENDATION**

Approval of "Columbia College North Subdivision" and the requested design modification.

### **ATTACHMENTS**

- Locator maps
- "Columbia College North Subdivision" dated August 3, 2017

### **HISTORY**

|  |  |
|--|--|
| <b>Annexation date</b>                       | 1906   |
| <b>Zoning District</b>                       | R-MF (Residential Multi-Family Dwelling District)  |
| <b>Land Use Plan designation</b>             | Neighborhood District  |
| <b>Previous Subdivision/Legal Lot Status</b> | 8 lots/parts of lots within Beasley's Subdivision of Conger's Addition, Legal status varies. |

**SITE CHARACTERISTICS**

|                               |   |
|-------------------------------|---|
| <b>Area (acres)</b>           | 0.52 acres  |
| <b>Topography</b>             | Generally flat, steep slopes at north end of property, sloping into creek |
| <b>Vegetation/Landscaping</b> | Turf/Landscaping, Scattered Mature Trees                                  |
| <b>Watershed/Drainage</b>     | Perche Creek  |
| <b>Existing structures</b>    | 10-12 Single-Family Structures  |

**UTILITIES & SERVICES**

All utilities and services provided by the City of Columbia

**ACCESS**

| <b>Range Line Street</b>  |                              |
|---------------------------|------------------------------|
| <b>Location</b>           | East of parcel               |
| <b>Major Roadway Plan</b> | Major Collector              |
| <b>CIP projects</b>       | N/A                          |
| <b>Sidewalk</b>           | Improved and City-Maintained |

| <b>Wilkes Boulevard</b>   |  |
|---------------------------|--|
| <b>Location</b>           | South of parcel                                    |
| <b>Major Roadway Plan</b> | Local Residential                                  |
| <b>CIP projects</b>       | N/A  |
| <b>Sidewalk</b>           | Unimproved and City-Maintained; sidewalks required |

**PARKS & RECREATION**

|                                |  |
|--------------------------------|--|
| <b>Neighborhood Parks</b>      | N/A  |
| <b>Trails Plan</b>             | N/A  |
| <b>Bicycle/Pedestrian Plan</b> | Range Line Street is designated as a pedway. |

Report prepared by Rusty Palmer

Approved by Patrick Zenner