



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 2, 2018

Re: Harris Estates - Final Plat and Design Adjustment (Case #18-106)

## Executive Summary

Approval of the final plat of "Harris Estates" will result in the combination of 2 lots into a single parcel and granting of a design adjustment to Section 29-5.1(f)(1)(v) of the UDC to allow creation of a stem lot less than 30 feet in width.

## Discussion

Mr. James Harris (owner) is seeking approval of a one-lot final minor plat of his 10.60-acre parcel, and a design adjustment for the width of an access stem on to an A District (Agriculture)-zoned lot. The site is located on the south side of St. Charles Road; approximately 700 feet east of Dorado Drive. The plat proposes combination of two parcels that are being considered concurrently for a rezoning (Case # 18-104) and an annexation (Case # 18-105). Approval of the 0.61 acre rezoning and 10-acre annexation requests would result in the properties being zoned A (Agriculture) district.

Access to the proposed consolidated lot will be provided through a 25-foot wide existing stem, platted in 1994, as part of the 0.61 acre parcel to the north. Stem lots within "special purpose zones", such as the A (Agriculture) district, are required to be a minimum of 30-feet wide. Given the width deficiency in the existing stem, the application is seeking a design adjustment from the provisions of Section 29-5.1(f)(1)(v) of the UDC. The intent of the heightened stem-width standard is to provide enhanced access to parcels typically traversed by large trucks or machinery (e.g. industrial, agricultural and open space uses). These standards became effective with the adoption of the UDC in March 2017.

Given the parcel in which the stem is located was created in 1994 and that the parcels on either side not owned by the applicant, provision or acquisition of the additional stem lot width is not feasible. Furthermore, the existing 25-foot stem is larger than the required 20-foot width required for a stem lot in any other district where residential use is the primary activity. Additionally, the existing stem width is sufficient to meet emergency access requirements.

Given these facts, approval of the design adjustment is not inconsistent with the Comprehensive Plan, detrimental to public safety or injurious to other properties, and does not negatively affect the circulation of the site. To ensure that the stem can be used by adjoining properties, the applicant has designated it as being an irrevocable access easement on the plat. Dedication of the access easement will also facilitate compliance with the UDC's restrictions pertaining to private driveway accesses to major collector roadways which is the present classification of St. Charles Road.



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

No additional road right-of-way dedications are required for St. Charles Road as the 33-foot half-width has been previously obtained. Sidewalk along the property's St. Charles Road frontage is required and will be installed prior to the issuance of a certificate of occupancy. If the driveway approach to serve the site occupies the entire roadway frontage the driveway approach shall constitute the sidewalk construction.

The Planning and Zoning Commission reviewed this plat and associated design adjustment at its June 7, 2018 meeting. Following staff's presentation and limited public comment the Commission voted (6-0) to approve both the final plat and the requested design adjustment to stem lot width.

Planning and Zoning Commission staff report, locator maps, final plat, and meeting minutes are attached for your review.

## Fiscal Impact

Short-Term Impact: None anticipated. Public infrastructure extension costs will be borne by the applicant.

Long-Term Impact: Limited. Such costs would include provision of public safety and solid waste services. Such costs may or may not be off-set by user fees or increased property tax collections.

## Strategic & Comprehensive Plan Impact

### Strategic Plan Impacts:

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

### Comprehensive Plan Impacts:

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

## Legislative History

Date	Action
N/A	N/A

## Suggested Council Action

Approve the proposed final plat and requested design adjustment as recommended by the Planning and Zoning Commission.