

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
August 6, 2020**

SUMMARY

A request by McClure Engineering (agent), on behalf of 1 Fyfer Place, LLC (owners), for approval of a 1-lot final minor plat to be known as "Fyfer Place Plat 1." The plat combines two lots at the southwest corner of Fyfer Place and East Broadway into one, 0.38-acre lot for the purpose of developing the property with up to 4 residential units. The property is currently zoned R-MF (Multi-family Residential). **(Case #144-2020)**

DISCUSSION

The applicant is seeking approval of a one-lot final minor plat to facilitate redevelopment of the site with a multi-family structure containing 4 units. The proposed redevelopment will be single-family attached or townhome-style. However, given the dwellings will occupy the same lot, the redevelopment is classified as multi-family instead of single-family attached. The site's R-MF zoning permits the proposed redevelopment subject to meeting all UDC zoning and Building Code requirements.

The proposed plat would combine the two existing lots which are not consider "legal lots" and confer "legal lot" status upon them which is necessary for redevelopment to occur. The existing improvements on the lots, a four-plex and a single-family home, are to be demolished. The proposed redevelopment density, four dwelling units, will be less than the existing 5 dwellings and would not be considered as permitting development inconsistent with its surroundings.

Access to the site will be maintained along Fyfer Place and will be subject to placement limitations and driveway widths as provided for within the UDC. The plat shows additional right of way along Fyfer Place being dedicated to meet the minimum required half-width of a 50-foot wide residential street. The site's East Broadway frontage, a major arterial roadway, is located within a variable-width street easement of 54+ feet and does not require additional right of way dedication. As a consequence of the Fyfer Place dedication, the parcel's development acreage will be reduced from approximately 0.39 acres to 0.38 acres.

In additional to right of way dedication, required ten-foot utility easements are being provided on both street frontages. Existing utility easements are depicted on the plat, along the property's southern property boundary.

The proposed final plat has been reviewed by staff and it meets all requirements of the Unified Development Code.

RECOMMENDATION

Approve the requested final minor plat of, "*Fyfer Place Plat 1.*"

SUPPORTING DOCUMENTS (ATTACHED)

- 1) Locator maps
- 2) Final Plat

HISTORY

Annexation date	1906
Zoning District	Currently R-MF
Land Use Plan designation	Residential District
Previous Subdivision/Legal Lot Status	Fyfer's Subdivision of Fyfer's Addition

SITE CHARACTERISTICS

Area (acres)	0.39 acres
Topography	Flat
Vegetation/Landscaping	Turf
Watershed/Drainage	Perche Creek
Existing structures	Single-Family home & Duplex; to be demolished

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	
Fire Protection	
Electric	

ACCESS

East Broadway	
Location	North side of property
Major Roadway Plan	Major Arterial
CIP projects	N/A
Sidewalk	Sidewalks in place

Fyfer Place	
Location	East side of property
Major Roadway Plan	N/A
CIP projects	N/A
Sidewalk	Sidewalks required

PARKS & RECREATION

Neighborhood Parks	Stephens Lake Park, Clyde Wilson Memorial Park, Cliff Drive Park, Paquin Park, Lions-Stephens Park
Trails Plan	Hinkson Creek Trail Connector
Bicycle/Pedestrian Plan	Broadway - Red route.

PUBLIC NOTIFICATION

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were provided public notification regarding this request on or about May 18th for a May 26th Public Information Meeting. No meeting was held due to the COVID-19 pandemic and City-building closure.

Public information meeting recap	Number of attendees: Not held due to Covid-19 Comments/concerns: None
Notified neighborhood association(s)	Benton Stephens NA, East Campus NA
Correspondence received	None received

Report prepared by Rusty Palmer

Approved by Patrick Zenner