



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 20, 2021

Re: Pi Beta Phi Plat 1 – Final Plat (Case #224-21)

Executive Summary

Approval of this request would result in the creation of a one-lot final plat to be known as "Pi Beta Phi Plat 1". The subject site consists of two parcels with the existing sorority house being built over the property common property line. The subject site is addressed 511 Rollins Street.

Discussion

Allstate Consultants (agent), on behalf of the Missouri Alpha Chapter of Pi Beta Phi House Corporation (owner), seeks approval of a consolidation plat that will result in a one-lot subdivision to be known as "Pi Beta Phi Plat 1". Plat approval is requested to bestow legal lot status on the property in advance of a proposed building addition to the existing sorority house and will eliminate non-compliance with the UDC in terms of having the structure built over an internal property line. Sorority homes are a permitted use in the R-MF (Multiple Family Dwelling District) zone and any future building expansion plans will be subject to all applicable requirements of the UDC.

No design adjustments are sought and the plat has been found to be fully compliant with all regulatory requirements. The plat dedicates 13' and 5', respectively, of additional right-of-way for Rollins Street and the alley running along the rear of the property. The required 10' utility easement along the Rollins Street frontage will also be dedicated of the plat is approved. Sidewalk is in place along the Rollins frontage and the site is presently served by all City utilities with no identified capacity issues.

The Planning and Zoning Commission considered this request at their August 19, 2021 meeting. Staff presented its report and the applicant was present to answer questions. Following limited discussion, a motion to approve the plat passed (8-0).

Planning and Zoning Commission staff report, locator maps, final plat, and excerpts from meeting minutes 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 and sewers 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: Reliable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Not Applicable

Legislative History

Date	Action
N/A	

Suggested Council Action

Approve the final plat of "Pi Beta Phi Plat 1" as recommended by the Planning and Zoning Commission.