



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 19, 2020

Re: MPC Station #94 – Design Adjustments (Case #151-2020)

Executive Summary

Approval of the design adjustment requests would allow a new lot line through a structure (i.e. through a parking lot), and waive the required truncation at a corner lot. This request is being considered concurrently with a request to approve the final plat of *MPC Station #94*, which will create two total lots.

Discussion

Cochran Engineering (agent), on behalf of Midwest Petroleum Company (owner), is seeking approval of three design adjustments from the UDC which are: (1) Section 29-5.1(f)(3) to allow a new lot line through a structure, (2) Appendix A.6(b) (Intersections) to waive the required lot corner radius at the site's Cherry Street and Providence Road corner, and (3) Section 29-5.1(c)(4) and Appendix A.3 (Street Widths) to allow right of way dedication less than the required 53'. The design adjustments are being considered concurrently a proposed 2-lot final plat to be known as *MPC Station #94*. The 0.77-acre property is currently improved with a vacant commercial building and ZX Gas Station located at the northeast corner of Providence Road and Locust Street addressed as 104 and 126 S. Providence Road.

The requested **design adjustment from 29-5.1(f)(3)** is sought to allow a new lot line between Lots 1 and 2 over an existing parking lot. The requested location of the new lot line is reasonably located and does not arbitrarily bisect parking spaces or drive aisles. Allowing a lot line over the parking lot does not appear to be detrimental to the site, or in conflict with the standards for granting a design adjustment.

The requested **design adjustment from Appendix A.6(b) (Intersections)** is sought to eliminate the requirement to round the northwest corner of Lot 1 at the intersection of Cherry Street and Providence Road. This is typically required at the intersection of streets; however, Cherry Street is not currently constructed and is not intended to be constructed, so it would be unnecessary to round the right of way in this location.

The requested **design adjustment from 29-5.1(c)(4) and Appendix A.3 (Street Widths)** was **WITHDRAWN** by the applicant following the Planning Commission's consideration. The following explanation of the request is provided for contextual purposes only.

The design adjustment was sought to reduce the total amount of required right of way dedication that would be provided for Providence Road. The applicant was proposing to dedicate only 6 of the required 18-feet of right of way to bring the roadway into compliance with its required 53-foot half-width. The roadway currently has 35-feet of half-width in place.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

The applicant stated that the additional right of way dedication would be too burdensome to dedicate given the shallow depth of the remaining lot, and given the redevelopment plans for the site.

The Planning and Zoning Commission considered this request at their September 10, 2020 meeting. Staff presented its report and representatives for the applicant gave an overview of the request. No other member of the public spoke during the public hearing.

The Commission discussed similar requests to waive right of way dedications and whether relief had been granted. They also inquired of the owner on the possibility of utilizing the entire site (Lots 1 & 2) for the redevelopment of the ZX Gas Station thereby allowing for the full right of way dedication. Commissioner expressed concerns that reduction in the dedication requirement could impact future infrastructure upgrades as well as public safety. There was minimal discussion on the other two design adjustments.

Following limited additional discussion, the following motions and votes were cast relating to the design adjustments:

- **A motion to recommend approval of the design adjustment to Section 29-5.1(c)(4) and Appendix A.3 (Street Widths)** to allow right of way dedication less than the required 53 feet **failed (0-9)**.
- **A motion to recommend approval of the design adjustments to Section 29-5.1(f)(3)** to allow a new lot line through a structure, **and to Appendix A.6(b) (Intersections)** to waive the required lot corner radius at the site's Cherry Street and Providence Road corner **passed (7-2)**.

Since the Planning and Zoning meeting, the applicant has withdrawn the design adjustment for **Section 29-5.1(c)(4) and Appendix A.3 (Street Widths)** reducing the amount of dedicated right of way. The applicant has revised the submitted plat (dated 10/12/20) to provide the UDC required minimum amount of right of way along Providence Road. A revised conceptual site plan (dated 9/18/20) has been submitted by the applicant showing a potential redevelopment plan for the site. It should be noted that staff has not fully reviewed the site plan as it has not been submitted along with site development or building permit applications.

The Planning Commission staff report, locator maps, design adjustment worksheets, conceptual site plan (dated 8/11/20), final plat (dated 9/3/20), revised final plat (dated 10/12/20), revised conceptual site plan (dated 9/18/20), and meeting minute excerpts 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: Infrastructure, 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
NA	NA

Suggested Council Action

Approval of the design adjustments to Section 29-5.1 (f)(3) and Appendix A.6(b) to allow a new lot line through a structure, and waive required lot corner radius at the site's Cherry Street and Providence Road as recommended by the Planning and Zoning Commission.

The design adjustment to Section 29-5.1 (c)(4) and Appendix A.3 has been withdrawn and does not require Council action.