



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 7, 2019

Re: Jefferson Middle School Plat No. 1 – Final Plat & Design Adjustment (Case #05-2019)

Executive Summary

Approval will result in the creation of a one-lot final replat and approval of a design adjustment pertaining to the dedication of public utility easements.

Discussion

Crockett Engineering (agent), on behalf of Columbia Public Schools (owner), is seeking approval of a one-lot, 6.76-acre final replat to be known as “Jefferson Middle School, Plat No. 1”. The subdivision action combines Lots 38 through 47 and Public School Grounds of Guitar’s Addition to Columbia into a single lot. The proposed replat is in advance of future site development; however, building plans have been submitted at this time. The site is served by adequate utilities and infrastructure to support the present, permitted use of Jefferson Middle School with parking areas, accessory buildings and a track. The property is zoned R-MF and M-N, with FP-O on the western portion of the property.

As shown on the plat, the applicant proposes to dedicate an additional ten (10) feet of utility easement along the N. Fifth Street, Rogers Street, and N. Eighth Street roadway frontages. A similar ten (10) foot utility easement would also be required along the Hickman Avenue frontage; however, due to an encroachment of the existing school building and staircase into this easement area the standard dedication is not possible and the applicant is seeking a design adjustment from Section 29-5.1(g)(4)) and Appendix A of the UDC to allow for dedication of a reduced utility easement width.

The standard ten (10) foot utility easement will be dedicated along Hickman Avenue with the exception of where the existing school building and staircase would encroach into the easement. The utility easement narrows to approximately two (2) feet at the narrowest point, approximately 220’ to the west of the intersection of Hickman Avenue and N. Eighth Street. Aside from this design adjustment, the plat meets all other requirements of the UDC, including the dedication of additional right-of-way on Rogers Street and Hickman Avenue, and the required corner truncations at all four intersections.

The City’s Utilities Department staff has evaluated the design adjustment and supports the request. Utilities staff worked with the applicant to review the location of the existing utilities, including the existing overhead electric line on Hickman Avenue and underground utilities and manholes, relative to the location of the existing structure. The dedication of the required utility easement to the extent practical supports the intent of the code to reserve land for existing and future utility needs and to prevent the encroachment of any future



building activities, while addressing the realities of an existing, historic building located in an urban area.

At its December 6, 2018 meeting, the Planning and Zoning Commission considered this request. Staff presented its report and the applicant gave a brief presentation. Following discussion and questions from the public regarding the intent of the plat and easement dedication (a standard requirement) and the coordination of an upcoming CIP storm water improvement project along Hickman Avenue (in the FY 2019 Capital Improvement Program as a 3-5 year project), the Planning and Zoning Commission voted (7-0) to recommend approval of the final replat with the design adjustment.

A copy of the Planning and Zoning Commission staff report, locator maps, final plat, design adjustment request, and meeting minute excerpts are attached.

Fiscal Impact

Short-Term Impact: Limited short-term impact. All infrastructure extension will be at developer's expense.

Long-Term Impact: Long-term impact would include infrastructure maintenance and public safety services. Such increased costs may be offset by increased property taxes and user fees.

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

Approve the proposed "Jefferson Middle School, Plat No. 1" with the requested design adjustment as recommended by the Planning and Zoning Commission.