

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
September 21, 2017**

SUMMARY

A request by Central Counties Surveying (agent), on behalf of Wabash Arms of Columbia, LLC (owners), for approval of a 2-lot subdivision to be known as "Athens Subdivision, Plat 1" and a design adjustment from Appendix A.6(b) of the UDC pertaining to lot corner radii. The subject 0.52 acre site is located at the northwest corner of 9th and Walnut. **(Case # 17-216)**

DISCUSSION

The applicant is seeking approval of a minor replat of Lots 281 and 282 of the Columbia Original Town Plat. The intent of the replat is to combine the two lots and re-divide them, so that the majority of the existing Wabash Arms Building, less an existing encroachment onto Lot 280, can be contained in one lot, and to create a new lot for a second structure located at the northeast corner of the subject parcel. Such arrangement would facilitate the sale of Lot 2. The existing encroachment of the Wabash Arms Building onto Lot 280 would remain unchanged and was taken into account with the redevelopment of Lot 280 - the former Bleu Restaurant patio.

The applicant is also seeking a design adjustment from the provisions of Appendix A.6(b) which deal with the design standards for street intersections. Intersections of street right-of-way are required to be rounded with a curve no less than 30 feet for nonresidential streets. Currently the right-way-lines at the southeast corner of the parcel (Ninth and Walnut Streets) intersect at a 90 degree angle with no truncation.

Given the existing developed nature of the block, staff does find granting the requested design adjustment would be detrimental to public safety, or injurious to other properties. The conditions for the adjustment are not unique to properties generally; however, are unique to the subject site due to its location in the M-DT district where there are no setbacks. Compelling the applicant to make the dedication could potentially create hardships in the future. Furthermore, granting the design adjustment would not abrogate any provisions of the City's comprehensive plan.

The proposed plat has been reviewed by internal and external staff and found to meet all applicable standards of the UDC, with the exception requested design adjustment.

RECOMMENDATION

Approval of "Athens Subdivision Plat 1" and the design adjustment.

ATTACHMENTS

- Locator maps
- "Athens Subdivision Plat 1" dated September 6, 2017

HISTORY

Annexation date	1826
Zoning District	M-DT (Mixed-Use Downtown District)
Land Use Plan designation	City Center District
Previous Subdivision/Legal Lot Status	Lots 281 & 282; Columbia Original Town Plat (1825)

SITE CHARACTERISTICS

Area (acres)	0.52 acres
Topography	N/A
Vegetation/Landscaping	Street trees
Watershed/Drainage	Perche Creek
Existing structures	Site almost completely encumbered by structures

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	
Fire Protection	
Electric	

ACCESS

Ninth Street	
Location	East of parcel
Major Roadway Plan	N/A
CIP projects	N/A
Sidewalk	Improved and City-Maintained

Walnut Street	
Location	South of parcel
Major Roadway Plan	N/A
CIP projects	N/A
Sidewalk	Improved and City-Maintained

PARKS & RECREATION

Neighborhood Parks	N/A
Trails Plan	N/A
Bicycle/Pedestrian Plan	N/A

Report prepared by Rusty Palmer

Approved by Patrick Zenner