



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 6, 2017

Re: Alpha Phi Subdivision – Final Plat & Variance (Case # 17-31)

Executive Summary

Approval of this request will consolidate four existing lots into a single lot for the purposes of future redevelopment of a new sorority house and grant a variance to the requirements to provide additional right of way along the subject property's Providence Road frontage.

Discussion

The applicant, Engineering Surveys and Services on behalf of Alpha Phi Sorority (owner) is seeking to replat their existing four lots located at 906 Providence Road and 911 Curtis Avenue into a single lot in preparation for future redevelopment of the property with a new sorority house. Additionally, the applicant is seeking approval of a variance from Section 25-43 of the Subdivision Regulations relating right of way width – specifically the requirement to dedication additional right of way along the site's Providence Road frontage.

The existing property is improved with a sorority house and parking lot which front Providence Road and its associated sorority annex which fronts Curtis Avenue. The sorority house current is built over the property lines of the Providence Road lots. Per a proposed revision in the Unified Development Code the ability of a property owner to build over adjacent property lines and have the parcel considered a "legal lot" is to be removed. Approval of this plat will ensure that all of the lot area contained within the four lots may be utilized for reconstruction of a new sorority house and its associated parking. The lots are currently zoned R-3 and their combination with the existing two structures in place is permitted as there is no minimum lot area requirement for a fraternities or sororities within the zoning code at this time.

The plat shows the dedication of additional right of way along the site's Curtis Avenue frontage to bring the roadway half-width into compliance with City street standards. The applicant; however, has requested approval of a variance to meeting the City's half-width street standards for the site's Providence Road frontage. After consultation with the City's Traffic Engineers and MoDOT it was concluded that additional right of way along this frontage was not necessary and that the variance is appropriate.

The plat shows the median setbacks on both of the site's street frontages in accordance with the Subdivision Requirements and dedicates required utility easements. The plat also has provided reference to an existing utility easement along its Providence Road frontage that was recorded by separate document.

At its January 5, 2017 meeting, the Planning and Zoning Commission recommended approval of the plat and the requested variance (9-0) subject to a technical correction



necessary to comply with the State Surveying Statute, if necessary. There was limited discussion on the plat. The applicant's surveyor addressed the Commission and was present to answer Commission questions. **The plat has been revised to address the Commission's approval condition.**

A copy of the Planning and Zoning Commission staff report, locator maps, final plat (revised 1-27-17), and meeting excerpts are attached.

Fiscal Impact

Short-Term Impact: None

Long-Term Impact: None. The site is currently served by existing public infrastructure. Improvement of on-site facilities will be at the expense of the applicant and additional service demands from redevelopment may be off-set by increased user fees and taxes.

Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Development, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Strategic Plan Impacts:

Primary Impact: Not Applicable, 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	N/A

Suggested Council Action

Approve the final plat to be known as "Alpha Phi Subdivision" and the requested variance to Section 25-43 of the Subdivision Regulations as recommended by the Planning and Zoning Commission.