



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 15, 2021

Re: Bryant Walkway Apartments II – North Plat 2 – Design Adjustment (structure over a lot line)
(Case #56-2021)

Executive Summary

Approval of this request would grant a design adjustment from Section 29-5.1(f)(3) of the UDC to allow a structure (a driveway) to be constructed over a lot line. The request is under concurrent review with the proposed 1.23-acre two-lot final replat to be known as “Bryant Walkway Apartments II – North Plat 2”.

Discussion

A Civil Group (agent), on behalf of on behalf of The Housing Authority of the City of Columbia, Missouri, A Missouri Corporation (owner), is seeking a design adjustment in conjunction with their requested final replat to be known as “*Bryant Walkway Apartments II – North Plat 2*”. This concurrent request appears as a separate business item on the Council’s February 15 agenda. The concurrently submitted plat, if approved, would divide a previously platted lot into two separate lots. The subject site is located on the west frontage of Trinity Place between Pendleton Street and Allen Street

The requested design adjustment is to permit a structure (a driveway) to cross the new lot line separating that will separate the newly divided lots. Section 29-5.1(f)(3) of the UDC prohibits structures to cross property lines. In this instance the structure that will cross the proposed property lines is a paved driveway which is defined by the UDC as a structure.

The corresponding two-lot plat has been proposed to facilitate separate funding mechanisms for individual lots ahead of the site’s anticipated redevelopment. There are no buildings proposed to cross the new lot line – only a paved driveway.

Upon review of the design adjustment worksheet submitted by the applicant, staff concurs with the applicant’s findings and supports the request. The request does not appear to be detrimental to the site, or in conflict with the standards for granting design adjustments. Additionally, the request is found to be consistent with the Columbia Imagined Comprehensive Plan.

The Planning and Zoning Commission considered these requests at their January 21, 2021 meeting as part of its review of the plat. Staff presented its report and the applicant gave a brief overview of its request. No member of the public spoke during the public hearing. Following brief discussion, a motion to approve the plat and requested design adjustment passed (8-0).



The Planning Commission staff report, locator maps, design adjustment worksheet, final plat, 2017 approved final plat, 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, sewers, and water, 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: Not Applicable, 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 design adjustment to Section 29-5.1(f)(3) as recommended by the Planning and Zoning Commission.