



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 5, 2016

Re: Sixth & Cherry Garage Subdivision – Final Plat, Variance (**Case #16-101**)

Executive Summary

Approval of this request will result in the creation of a two-lot subdivision and approval of a variance regarding corner truncations at the northwest and southwest corners of the proposed Lot 2.

Discussion

Engineering Surveys and Services (agent) on behalf of the City of Columbia (owner) seeks approval of a two-lot final minor plat, to be known as "Sixth & Cherry Garage Subdivision", and a variance to Section 25-46(b) pertaining to lot corner truncations. The two-lot plat combines several existing lots that were created with the plat of the Town of Columbia in 1825. Lot 1 includes the existing Sixth and Cherry Street parking garage and Lot 2 includes an existing surface parking lot. Approval of the plat will create legal lots and allow the transfer of Lot 2 to the University of Missouri in accordance with the provisions of B385-15 which was approved by City Council on January 4, 2016.

Associated with this request is a variance from Section 25-46(b) of the Subdivision Regulations pertaining to lot corner truncations. The variance, if approved, would waive the requirement to radius the northwest and southwest corners of Lot 2. Per Section 25-46(b) newly platted property must provide a 30-foot lot-corner radius at all lot corners adjacent to streets. This requirement accommodates traffic turning movements and secures additional property to build sidewalks. The provisions of Section 25-46(b) are applicable city-wide and effect all newly platted property regardless of its specific location.

Since there are no pending or near-term capital projects to address sidewalk or rights of way issues in this area, a full taking of a lot corner does not seem necessary. Staff therefore supported the variance request subject to the future owner, the University of Missouri, 1) granting the City, upon request, any temporary construction easements that may be necessary to construct a City-initiated sidewalk project at the lot corners of Lot 2 and 2) obtaining a right of use permit for that portion of the surface parking lot on Lot 2 that extends into the right of way. The right of use permit will document that the parking lot is located within the right of way and give notice that the City may remove the improvements in the future, if needed. Representatives from the University have indicated that they are supportive of the proposed conditions.

The Planning and Zoning Commission considered this request at its meeting on June 9, 2016. The Commission inquired about past examples of granting corner truncations in the



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downtown, the area necessary for a sidewalk in the downtown, the standard street curb radius, and how the property would be affected if the variance was denied.

There are examples of approved truncation variances in the downtown some of which were for lots that included buildings built up to the property line. Given the current development pattern of downtown staff indicated that the requested variance is not uncommon and is not unreasonable.

In response to the question relating to how Lot 2 would be impacted if the variance were denied, staff stated there would not be an immediately impact; however, noted that corner truncations are not common in the downtown and are in fact not consistent with the existing context of development. Staff further stated that the truncation requirement provides opportunity to acquire needed right of way in situations where intersections may need additional width to accommodate features such as turn lanes or wider sidewalks. None of these conditions were identified as being necessary during its evaluation of the plat and there was no finding of plans (short or long-term) indicating the need for such additional right of way.

The Planning and Zoning Commission voted (5-2) to recommend approval of the variance subject to staff's conditions, and voted (6-1) to recommend approval of the plat as shown. The Commissioners voting against the recommendations were generally concerned with securing adequate right of way for sidewalks, and with approving a variance for the truncation when it could be reasonably accommodated.

A copy of the Planning and Zoning Commission staff report, locator maps, final plat, variance worksheet, and meeting excerpts are attached.

Fiscal Impact

Short-Term Impact: None.

Long-Term Impact: Long-term impact could include infrastructure maintenance and public safety services upon redevelopment of Lot 2. Such increased costs may or may not be offset by increased property taxes and user fees.



Vision & Strategic Plan Impact

Vision Impacts:

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

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
1/4/16	Approval – Property Transfer Agreement with University of Missouri (B385-15)

Suggested Council Action

Approval of the requested variance to Section 25-46(b), subject to staff conditions, and approval of the final plat to be known as "Sixth and Cherry Garage Subdivision" as recommended by the Planning and Zoning Commission.