

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
August 19, 2021**

**SUMMARY**

A request by Allstate Consultants (agent), on behalf of the Missouri Alpha Chapter of Pi Beta Phi House Corporation (owner), for approval of a one-lot minor subdivision plat to be known as Pi Beta Phi Plat 1. The subject property is addressed as 511 Rollins Street and is zoned R-MF (Multiple-Family Dwelling) district. The plat is requested to bestow legal lot status in advance of a proposed building addition. **(Case #224-2021)**

**DISCUSSION**

The applicant is seeking approval of a one-lot consolidation plat to bestow legal-lot status on the approximately .74-acre property addressed 511 Rollins Street which is zoned R-MF. The property is presently improved with the Pi Beta Phi Sorority. The plat will bestow legal lot status on the lot in advance of a proposed building addition. The existing structure is currently built over a property line which is not permitted per the UDC.

The plat dedicates 13' of additional right-of-way (ROW) along the site's Rollins Street frontage and an additional 5' of ROW for the alley running along the rear of the property. The existing structure does not meet the required 25' rear setback for the R-MF zone now or following the additional dedication. This situation is not uncommon given the era in which construction originally occurred and can remain pursuant to the provisions of Section 29-6.5(b) of the UDC; however, cannot be exacerbated. The required 10' utility easement along the Rollins Street frontage is also dedicated by the plat.

Sidewalk is in place along the parcel's Rollins frontage and the site is presently served by all City utilities with no identified capacity issues. A significant tree inventory has been submitted per Chapter 29-4.4 of the UDC. Any future building expansion plans will be subject to all applicable requirements of the UDC for the R-MF zone, including but not limited to, parking, neighborhood protection standards, and landscaping and significant tree preservation requirements.

No design adjustments are sought. The plat has been reviewed by internal and external departments/agencies and compliant with the requirements of the UDC.

**RECOMMENDATION**

Approval the "Pi Beta Phi Plat 1".

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator Maps
- Final Plat

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	.74 acres
<b>Topography</b>	Generally flat
<b>Vegetation/Landscaping</b>	Landscaping and some mature trees
<b>Watershed/Drainage</b>	Flat Branch
<b>Existing structures</b>	Improved with parking areas, sorority house, and circle drive

**HISTORY**

<b>Annexation date</b>	1826
<b>Zoning District</b>	R-MF (multiple family dwelling district)
<b>Land Use Plan designation</b>	Neighborhood
<b>Previous Subdivision/Legal Lot Status</b>	Not a legal lot

**UTILITIES & SERVICES**

All services provided by the City of Columbia.

**ACCESS**

<b>Rollins Street</b>	
<b>Location</b>	East side of site
<b>Major Roadway Plan</b>	Neighborhood collector which requires 66' of ROW total; required ROW 33-foot half-width is dedicated by plat (20' existing + 13' additional)
<b>CIP projects</b>	N/A
<b>Sidewalk</b>	Sidewalk is in place

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	Flat Branch Park is approximately 1/3 mile to the north
<b>Trails Plan</b>	Site is approx. ¼ mile to the east of the Grasslands MKT Trailhead and 1/3 mile to the south of the Flat Branch MKT Trailhead
<b>Bicycle/Pedestrian Plan</b>	MKT Trail (see above)

**PUBLIC NOTIFICATION**

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of this pending request via on July 15. 11 postcards were distributed.

<b>Public information meeting recap</b>	Advanced public info postcards sent. Comments/concerns: N/A
<b>Notified neighborhood association(s)</b>	Grasslands Neighborhood Association
<b>Correspondence received</b>	None.

Report prepared by Rachel Smith

Approved by Patrick Zenner