

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
April 19, 2018**

**SUMMARY**

A request by Crockett Engineering Consultants (agent) on behalf of the Robert G.Craig Trust (owner) for approval of a final minor plat to be known as Craig Point Plat No. 1. The .23-acre subject property is zoned R-MF (Multiple-Family Dwelling) and is addressed 1022 S. College Avenue. **(Case #18-94)**

**DISCUSSION**

The applicant is seeking approval to plat previously unplatted property to allow for redevelopment of the site. The applicant has indicated a desire to build a duplex on the property; two quonset hut structures were demolished in 2017. Duplexes are permitted in the R-MF zone and redevelopment shall comply with the requirements of the UDC. As the property is located immediately to the east of the T-intersection alignment of College Avenue (State Route 763) and Hospital Drive, access will continue to be provided via the existing controlled signal which provides direct ingress into the property's driveway. MoDOT has reviewed the plat and the proposed redevelopment plan and has indicated it does not desire to redesign the existing signalized access, nor are they asking for any additional right-of-way (ROW).

College Avenue is a Major Arterial on the CATSO Major Roadway Plan, requiring a minimum 106' feet of ROW. Both City and MoDOT ROW are immediately adjacent to this property along the site's College Avenue frontage, with additional ROW accommodating the intersection of College Avenue and Hospital Drive. Not including the intersection ROW, the total half-width of ROW adjacent to the property ranges from 54.4" to 63.2", which exceeds the required 53' half-wide requirement of the UDC. The plat dedicates the required ten (10) foot utility easement adjacent to College Avenue.

**RECOMMENDATION**

This platting action creates a legal lot for the purposes of redevelopment. The proposed replat has been reviewed by staff and is found to comply with the provisions of the UDC; thus, staff recommends approval of Craig Point Plat No. 1.

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator maps
- Craig Point Plat No. 1

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	.23 acres
<b>Topography</b>	Flat
<b>Vegetation/Landscaping</b>	Urban environment
<b>Watershed/Drainage</b>	Hinkson
<b>Existing structures</b>	Vacant

**HISTORY**

<b>Annexation date</b>	1906
<b>Zoning District</b>	R-MF (Multiple-Family Dwelling)
<b>Land Use Plan designation</b>	Neighborhood District
<b>Previous Subdivision/Legal Lot Status</b>	Not a legal lot

**UTILITIES & SERVICES**

All services provided by the City of Columbia.

**ACCESS**

<b>College Avenue</b>	
<b>Location</b>	West side of site
<b>Major Roadway Plan</b>	Major Arterial
<b>CIP projects</b>	N/A
<b>Sidewalk</b>	Sidewalks required.

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	Existing Parks Service Area— Capen Park is approximately ½ mile to the south
<b>Trails Plan</b>	NA
<b>Bicycle/Pedestrian Plan</b>	NA

**PUBLIC NOTIFICATION**

All property owners within 185 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of a public information meeting, which was held on March 27, 2018. 6 postcards were sent.

<b>Public information meeting recap</b>	Number of attendees: 3 (including applicant) Comments/concerns: No concerns
<b>Notified neighborhood association(s)</b>	NA
<b>Correspondence received</b>	None to date.

Report prepared by Rachel Bacon

Approved by Patrick Zenner