



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 16, 2020

Re: 906 S. Providence – Final Plat (Case #189-2020)

Executive Summary

Approval of this request would result in the creation of a one-lot final plat to be known as the "Alpha Phi Subdivision Replat". The plat proposes consolidation of two existing lots (906 and 912 S. Providence Road) and is being considered concurrently with a request to approve a design adjustment relating to right of way dedication along parcel's Providence Road frontage. The purpose of the consolidation plat is to permit reconstruction of new sorority house on the combined lots.

Discussion

Crockett Engineering (agent), on behalf of Alpha Phi House Corporation Board- University of Missouri (owner), seeks approval of one lot consolidation plat for the property addressed as 906 and 912 S. Providence Road. The concurrent design adjustment request seeking waiver of the right of way dedication (Section 29-5.1(c)(4) and Appendix A.3) along the site's Providence Road frontage will be considered under separate cover on Council's December 7 agenda. Approval of the design adjustment would be required for the proposed plat to meet UDC regulations.

The .87-acre replat would combine Lot 1, Alpha Phi Subdivision and Lot 22, La Grange Place (addressed as 906 and 912 S. Providence Road, respectively). Presently, these lots are improved with the Alpha Phi sorority house and annex, parking, and a rental house. The intent of the one-lot consolidation plat is to raze all existing improvements and reconstruct a new sorority house and parking lot. The proposed uses are permitted under the site's R-MF (Multiple-family Dwelling) zoning designation.

The consolidated lot would retain frontage on both Providence Road and Curtis Avenue. Three feet of additional right-of-way (ROW) for Curtis Avenue is dedicated with the plat to meeting the required 25' half-width standard. The plat also shows dedication of the required 10' utility easements along both Providence Road and Curtis Avenue as well as previously dedicated easement crossing the subject lots. Depending on the proposed location of the future redeveloped sorority house, existing easements platted upon the properties may need to be vacated via separate Council actions.

The Planning and Zoning Commission considered this request at their October 22, 2020 meeting. Staff presented its report and a representative for the applicant gave an overview of the request. No other member of the public spoke during the public hearing.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Following discussion and separate vote on the requested design adjustment which failed by a vote of (6-3), there was additional discussion on the final plat. **An amended motion to recommend approval of the final plat failed 1-8 (8-1 to deny)**, because the plat was not in conformance with UDC standards given denial of the requested right of way waiver design adjustment.

The Planning Commission staff report, locator maps, design adjustment worksheet, 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 and sewers 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: 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
02/20/2017	Approved the Alpha Phi Subdivision (Ord. #023081)
05/05/1910	Approved La Grange Place

Suggested Council Action

Denial of the plat as recommended by the Planning and Zoning Commission.