



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 6, 2023

Re: Park Avenue, Plat No. 1A – Replat (Case # 163-2023)

Executive Summary

Approval will result in creation of a 3-lot final plat to be known as, "Park Avenue, Plat No. 1A". The three lots are zoned R-MF and are intended to be redeveloped by the Columbia Housing Authority as part of its affordable housing portfolio. Each lot will contain multiple dwellings upon the parcels.

Discussion

Crockett Engineering (agent), on behalf of the Housing Authority of the City of Columbia, Inc. (owner), is seeking approval of a replat of three parcels totaling 5.84-acres. Two of the three parcels are located on the south side of Park Avenue between Providence Road and Seventh Street. The remaining parcel is located on the north side of Park Avenue between Fifth Street and Eighth Street. The property is currently developed with the Housing Authorities Park Avenue homes.

The subject parcels contain Lots 364 through 375 of the Old Town of Columbia subdivision, Lots 4 through 10 of Quinn's Addition, and Lots 1 and 2 of Guitar's Addition; all of which date back beyond 1884. The applicants intend to redevelop the parcels and seek to combine the individual lots into the 3 contiguous parcels shown on the final plat. The consolidation actions will maximize the development acreage of each parcel by eliminating internal building setbacks as well as ensure compliance with the UDC standards that state new development cannot cross existing property lines.

The proposed lots will have frontage on Providence Road and Park Avenue, as well as Fifth and Seventh Streets. 2.5 feet of additional right-of-way (ROW) is dedicated for an existing alley along the southern property boundary of Lots 1 and 2. Additional Park Avenue ROW will also be dedicated at the southeast corner of Lot 3, which varies in width, from approximately 7 to 8 feet.

The proposed plat includes portions of previously vacated alley rights-of-way along the northern and eastern boundaries of Lot 3, and a vacated portion of Seventh Street that once crossed Lot 3 slightly northeast of its current terminus. Lot 2 also contains a portion of the vacated Sixth Street right-of-way near the center of the lot, measuring 66 feet wide and extending across the parcel from north to south. These areas would, upon approval of the plat, be "legally" included in the buildable acreage of the impacted lots.

A number of remaining easements encumber the parcels in various locations. These easements are depicted on the plat for reference and will be vacated, as necessary, once



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redevelopment of the site commences in accordance to standard City procedures. The easement must remain in place at this time given they contain exist utilities that serve the current dwelling units on the site. The plat depicts the required standard 10-foot utility easements all street frontages that will be dedicated upon the final plat's recording. by the No additional easements are required as this time.

The proposed final plat is in substantial conformance to conceptual plans to replace existing Park Avenue units, presented by the Columbia Housing Authority (CHA) and its partner entity, the Park Avenue Housing Development Group, LP. The existing units were constructed in 1964 and have exceeded their life cycle. The units are experiencing significant issues with collapsing sewer lines, foundation problems, and electric service. Additionally, there is a need for improved accessibility and energy efficiency.

On September 6, 2022, the City Council passed Resolution R132-22A expressing support for the replacement of downtown public housing units on Park Avenue and committing up to \$2,000,000 in ARPA funding for the Park Avenue Project. CHA will use these funds, in addition to other funding, including low income tax credits, for the project. The final appropriation of funding was approved by the City Council on April 17, 2023 by Ordinance No. 25312.

The final plat has been found to meet all the standards of the UDC regulations and is recommended for approval by staff.

Locator maps and the final plat are attached for review.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years.

Long-Term Impact: None foreseen as site is presently developed and served with City utilities.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Safe Community, Secondary Impact: Reliable and Sustainable Infrastructure, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Infrastructure



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Legislative History

Date	Action
04/17/2023	Authorized appropriation of \$2,000,000 in ARPA funds to CHA and Park Avenue Housing Development Group. (Ord. 025312)
09/06/2022	Approved resolution of support to replace downtown public housing units on Park Avenue, CHA's application for low-income housing tax credits, and intent to support funding CHA with \$2,000,000 in ARPA funds. (R132-22A)
04/02/1884	Recorded: Guitar's Addition (Lots 1 and 2)
03/01/1877	Recorded: Quinn's Addition (Lots 4 -10)

Suggested Council Action

Approve the final plat entitled, "Park Avenue, Plat No. 1"