



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 7, 2017

Re: Columbia College Plat 3 – Final Plat and Design Adjustment (Case # 17-144)

Executive Summary

Approval of this request will result in the creation a one-lot subdivision, to be known as 'Columbia College Plat 3' and grant design adjustments to the requirement of providing full half-width right of way for Rogers and Eighth Streets.

Discussion

The applicant, Engineering Surveys and Services, is requesting, on behalf of Columbia College (owner) the combination of 11 lots within their main campus. The subject lots are located between Range Line Street and N. Eighth Street, to the east and west, and Wilkes Boulevard and Rogers Street, to the north and south.

The applicant is also seeking a design adjustment to Appendix A (Street Standards), Section 3(a) (Street Widths), regarding both Rogers and Eighth Streets. Rogers Street, a major collector roadway, requires 33 to 38 feet of half-width right-of-way. Eighth Street, a local non-residential street, requires 30 to 33 feet of half-width right-of-way. All parcels adjacent to Rogers and Eighth Streets are either fully developed, or are under ownership by the College. Both streets are fully improved with sidewalks and all necessary utilities are in-place.

The applicant, in lieu of dedicating all required right of way, is proposing to dedicate right-of-way on each street in order to reach a half-width of 25 feet. The College feels this width is adequate and ultimately more desirable give the intense pedestrian-heavy environment. Traffic Engineering staff are supportive of the request and do not believe granting the adjustment would be detrimental to public safety, or injurious to other properties. The conditions surrounding the subject site necessitating the requested adjustments are unique and requiring compliance may create hardships for the College in the future, given the location of some its existing site improvements. Granting the adjustments would not abrogate any provisions of the City's comprehensive plan and the pedestrian network is installed.

The Planning and Zoning Commission considered this request at their July 6, 2017 meeting. There was limited discussion before the commission voted 8-0 in favor of both the final plat and the design modification.

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



Fiscal Impact

Short-Term Impact: None anticipated.

Long-Term Impact: None anticipated.

Vision & Strategic Plan Impact

Vision Impacts:

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

Strategic Plan Impacts:

Primary Impact: Public Safety, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Mobility, Connectivity, and Accessibility, Secondary Impact: Infrastructure, Tertiary Impact: Not Applicable

Legislative History

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| 5/15/2017 | Approved: Columbia College Campus Master Plan Update (Ord. 023180) |
| 4/3/2017 | Vacated easement on west side of vacated portion of Pannell Street. (Ord. 023145) |
| 3/20/2017 | Approved: Columbia College East Subdivision Final Plat (Ord. 023119) |
| 3/6/2017 | Approved: Vacation of Pannell Street south of Wilkes (Ord. 023104) |

Suggested Council Action

Approve "Columbia College Plat 3 – Final Plat" and the request for a design adjustment as recommended by the Planning and Zoning Commission.