



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 6, 2021

Re: Cherry Street Hotel Final Plat – Final Plat (Case #157-21)

Executive Summary

Approval of this request would result in the creation of a one lot final plat to be known as the "Cherry Street Hotel" Final Plat. The replat will create a lot with frontage on Cherry Street and Hitt Street addressed 1005 Cherry Street.

Discussion

Crockett Engineering (agent), on behalf of Cherry Street Hotel, LLC (owner), seeks a replat of Lot 158 and the west sixty-five feet of Lot 159 of the Original Town of Columbia to be known as the final plat of the "Cherry Street Hotel". A concurrent Council report seeking approval of a design adjustment from Chapter 29-5.1 (Public Improvements) to waive the requirement to dedicate 10-foot utility easements adjacent to public roadways has also been requested and appears on the July 6 Council agenda. The subject site is located at the northwest corner of Cherry Street and Hitt Street.

It should be noted that there are two other pieces of legislation appearing on the Council's July 6 agenda related to this proposed platting action. The first is a Parking Agreement between the applicant and the City. The second is a Development Agreement allocating off-site public infrastructure installation obligations. These additional legislative actions are summarized below; however, are more fully discussed within their respective Council reports.

The plat is desired to bestow legal lot status on the acreage. The applicant intends to construct a six-story hotel on the site; however, building plans have not yet been submitted. The subject property is currently improved with a surface parking lot. The two-story office building that previously occupied the site was demolished in 2020.

The plat dedicates 15.53' of right of way for Hitt Street to achieve the required 33' half-width as well as the required 30' radius corner truncation at the intersection of Cherry Street and Hitt Street. The plat also provides the required 5' radius corner truncation at the existing public alley (Alley A) and its intersection with Hitt Street and dedicates 4.5' of right of way to achieve the required 12' half-width for the "ideal" alley within the M-DT district as stated in Appendix A-10 of the UDC.

With the exception of the requested design adjustment for waiver of the 10-foot utility easement dedications along the adjacent roadway frontages, the proposed plat is compliant with the platting requirements of the UDC. The utility easement design adjustment is similar to other recently approved requests by Council for downtown properties in light of the known conflict between the M-DT RBL (required building line or "build to" line) and the



City of Columbia

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required easement location. It is staff's belief that the requested waiver meets the criteria for approving a design adjustment (per Section 29-5.2(b)(9)).

The subject site is zoned M-DT (Mixed Use- Downtown) and the proposed hotel is a permissible use on the site. Per the UDC, on-site parking is not required for the hotel use or most uses within the M-DT which is envisioned as a compact, walkable environment. This regulatory exception was intentional and meant to encourage alternative and superior solutions to on-site parking which often creates a more suburban-style development pattern. This exception; however, was noted as a concern during staff review and as part of the Planning Commission's consideration of the platting action.

To address these concerns, the associated parking agreement has been prepared. The agreement is being considered concurrently with this platting action and its associated design adjustment. The agreement proposes allocation of 99 total parking spaces (68 permit and 31 non-permit) in the Hitt Street garage. Additional terms and details of the agreement are addressed within the Council report on that matter which is intended to be approved by separate legislation. Council's acceptance or non-acceptance of the parking agreement does not affect the platting action's compliance with the technical provisions of UDC given parking for the proposed use is not required.

As noted above, approval of this platting action is subject to approval of the attached Development Agreement. The development agreement establishes off-site public infrastructure obligations within the right of way for Hitt Street and Alley A that the applicant will be required to make subject to the approval of the final plat necessary to support the proposed hotel redevelopment. The development agreement is proposed to be approved by separate legislation.

The Planning and Zoning Commission considered this request at their June 10, 2021 meeting. Staff presented its report and the applicant spoke on the matter. No other member of the public spoke during the public hearing. The Planning Commission had several questions and concerns regarding the parking for the site. Following discussion and separate vote on the requested design adjustment a motion to recommend approval of the final plat passed (5-4).

The Planning Commission staff report, locator maps, design adjustment worksheet, final plat, proposed Parking Agreement, proposed Development Agreement, 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
N/A	

Suggested Council Action

Approve the final plat of "Cherry Street Hotel" as recommended by the Planning and Zoning Commission.