



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 4, 2021

Re: The Backyard, Plat No. 2, – Final Plat (Case #27-21)

Executive Summary

Approval of this request would result in the creation of a two lot final plat to be known as "The Backyard, Plat No. 2". The replat will adjust the rear lot line between two existing lots addressed 120 S. Sixth Street and 119 S. Seventh Street.

Discussion

Crockett Engineering (agent), on behalf of Elm Street Enterprises, LLC (owners), seeks approval of a replat of The Backyard to be known as "The Backyard, Plat No. 2". The requested replat will move the rear lot line between the existing M-DT zoned parcels westward towards S. Sixth Street. This request is presented concurrently with a separate January 4, 2021 agenda item seeking approval of a design adjustment to waive the required dedication of 10' utility easements along the parcel's Sixth and Seventh Street frontages. The subject property is addressed and used, respectively, as 120 S. Sixth Street and 119 S. Seventh Street as My House -The Backyard and My House Nightclub and Sports Bar.

The proposed replat moves the existing rear lot line between the parcels to the west, creating a 30' deep, .04-acre lot on the Sixth Street frontage (Lot 82AB), and an approximately 205' deep, .27-acre lot on the Seventh Street frontage (Lot 83AB). The applicant indicates there are no formal development plans for Lot 82AB at this time. A plan to install a trash compactor at the southwest corner of Lot 82AB addresses previous concerns regarding solid waste issues on the site and within the surrounding area.

While Lot 82AB will have a relatively shallow depth of 30' there is no minimum lot size or depth within the M-DT zone. While not a common depth for downtown parcels, it should be noted that there are several successful shallow depth lots/business spaces within the downtown. Such spaces can be found along Alley A and at the North Light Building which is part of the Short Street Garage on Walnut Street.

The plat complies with all platting requirements of the UDC with the exception of the requested design adjustment for waiver of the 10-foot utility easement dedications. The utility easement design adjustment is identical to the one previously approved by the Council in October 2019 with the previous platting action.

The Planning and Zoning Commission considered this request at their December 10, 2020 meeting. Staff presented its report and no other member of the public spoke during the public hearing. Following discussion and separate vote on the requested design adjustment **a motion to recommend approval of the final plat passed (7-1).**



The Planning Commission staff report, locator maps, design adjustment worksheet, final plat, meeting minute excerpts, and public correspondence 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
10/7/19	Approved the Final Plat of The Backyard and a design adjustment to waive the dedication of the 10' utility easement adjacent to S. Seventh and S. Sixth Streets (Ord. #024039)

Suggested Council Action

Approve "The Backyard, Plat No. 2" as recommended by the Planning and Zoning Commission.