



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 6, 2018

Re: OTA Subdivision Plat 1 – Final Replat & Design Adjustments (Case #18-133)

Executive Summary

Approval will result in the creation of a one-lot replat and approval of design adjustments pertaining to the dedication of additional right-of-way and the provision of public utility easements.

Discussion

Engineering Surveys and Services (agent), on behalf of OTA Properties (owner), is seeking approval of a one-lot, .52-acre final replat to be known as "OTA Subdivision Plat 1". The subdivision action combines Lot 25 and the south sixty (60) feet of Lot 24 of Harbison's Second Addition into a single lot. The proposed replat is required to eliminate construction across building lines, and is in advance of future site redevelopment. A concurrent rezoning request from IG (Industrial) to M-N (Mixed Use- Neighborhood) to allow a three-story mixed use building is being processed under Case #18-132.

As shown on the plat, the applicant proposes to dedicate an additional five (5) feet of right of way to bring Fay Street up to a 25 foot half-width. This proposed dedication is five feet less than the minimum required half-width dedication. As such, the applicant is seeking a partial design adjustment from Section 29-5.1(c)(4)(ii) and Appendix A of the UDC. Fay Street is a local non-residential street with 40 feet of right of way (20-foot half-width). Street specifications for local non-residential roadways require between 60 and 66 feet of right of way. The City's Public Works staff has evaluated the design adjustment and supports the request. Such support is given based on the fact that the proposed dedication will match the right of way on the adjacent property to the south. Additionally, the proposed 5-feet of additional right of way is sufficient to allow the required sidewalk for Fay Street to be constructed within the public right of way.

The applicant is also seeking a design adjustment from Section 29-5.1(g)(4) and the design standards in Appendix A of the UDC, which require the dedication of a ten (10) foot utility easement adjacent to public streets. The UDC requires that, to the extent possible, utilities shall be located in designed easements and not in the street right-of-way. In this case as well as many other developed areas, especially in the urban core, utilities are located in the street right of way. The Utilities Department has evaluated the request to waive dedication of the 10-foot easement and supports it due to the existing utility location being within the existing right of way of Fay Street and its sufficiency to meet current and future needs.

Additionally, the waiver of the 10-foot utility easement dedication supports the applicants desire to utilize the M-N "Pedestrian Standard" which permits a zero-foot front yard setback



City of Columbia

701 East Broadway, Columbia, Missouri 65201

to accommodate pedestrian-oriented, walkable retail. Authorization to utilize the “Pedestrian Standard” is subject to Board of Adjustment review and approval (per Section 29-6.4(j)) which is predicated on successfully obtaining Council approval to rezone the subject property to M-N (Case #18-132).

Overall, there are no plans at present to improve Fay Street beyond its existing footprint, and the plat brings the area into closer compliance through the partial dedication of right of way and the requirement to build adequate sidewalk. The requested design adjustments are not inconsistent with the Comprehensive Plan, are not detrimental to public safety or injurious to other properties, and do not negatively affect the circulation of the site. As such, staff supports both design adjustments as presented.

It should be noted that sewer capacity within this sewer basin has been identified as potentially being insufficient to accommodate more intense development. As of writing this report the City Utilities Department is working with the applicant to monitor sewer capacity and flow rates. Pursuant to provisions within Section 29-6.4(b)(5) of the UDC, permits for any redevelopment activity shall not be issued unless it is determined or mitigation actions have been implemented to ensure that adequate sewer capacity exists to support the proposed future use of the consolidated parcel.

At its July 5, 2018 meeting, the Planning and Zoning Commission considered this request. Staff presented its report and the applicant and property owner gave a brief presentation. Following some discussion on working with the neighborhood and the sewer capacity study presently underway, the Planning and Zoning Commission voted (8-1) to recommend approval of the final replat with both design adjustments.

A copy of the Planning and Zoning Commission staff report, locator maps, final plat, design adjustment request, and meeting minute excerpts are attached.

Fiscal Impact

Short-Term Impact: Limited short-term impact. All infrastructure extension will be at developer’s expense.

Long-Term Impact: Long-term impact would include infrastructure maintenance and public safety services. Such increased costs may be offset by increased property taxes and user fees.



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
NA	NA

Suggested Council Action

Approve the proposed "OTA Subdivision Plat 1" with the requested design adjustments as recommended by the Planning and Zoning Commission.