



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 4, 2019

Re: Missouri Alpha of Phi Kappa Psi – Final Plat & Design Adjustment (Case #20-2019)

Executive Summary

Approval will result in the creation of a one-lot final minor subdivision plat and approval of a design adjustment pertaining to the dedication of additional right-of-way.

Discussion

Civil & Environmental Consultants, Inc. (agent), on behalf of Missouri Alpha of Phi Kappa Psi, a Missouri Corporation (owner), is seeking approval of a one-lot, 3.96-acre final minor subdivision plat to be known as "Missouri Alpha of Phi Kappa Psi Subdivision". The platting action will afford legal lot status necessary to obtaining a future building permit for a proposed building addition on the rear of the property. The property is zoned R-MF with a small strip of R-2 along the site's Burnam Road Frontage. Dormitories, fraternities and sororities are permitted uses in the R-MF zone.

As shown on the plat, the applicant proposes to dedicate a 15' and 10' utility easement along its Burnam and Providence frontages, respectively, and a 16' as well as two smaller utility easements for existing utilities on the northeastern and western portions of the lot. The applicant will also build a sidewalk along the parcel's Burnam Road frontage, completing a 2012 Sidewalk Master Plan project.

The applicant is also seeking a design adjustment from the provisions of Section 29-5.1(c)(4) and the design standards of Appendix A of the UDC pertaining to dedication of additional right of way along the parcel's Providence Road frontage. A minimum half-width of 53' is required per the UDC. The adjacent half-width at the parcel's narrowest point(s) between the existing property line and the street center line is approximately 35' or 18' less than required. However, in many places the total right of way along the corridor (on both sides of the centerline) exceeds the required 106'-110' for an arterial road.

The applicant and adjacent property owners have worked with the City to dedicate sufficient right of way to accommodate the recently completed Providence Road intersection, turn lane, and roadway improvements. The plat meets all technical requirements of the UDC, with the exception of the requested design adjustment. Adequate right of way exists along the Burnam Road frontage to accommodate the new sidewalk and to meet the UDC's design requirements for local roadways.

As part of staff's consideration of the requested design adjustment future expansion of the Providence Road corridor was evaluated. Given there were no immediately identified short or long-range plans for expansion of the corridor beyond those recently completed and



following consultation with the Traffic Division of Public Works, staff recommended support of the requested design adjustment.

At its December 20, 2018 meeting, the Planning and Zoning Commission considered this request. Staff presented its report and confirmed the sidewalk on Burnam Road would be placed in the existing ROW. One member of the Grasslands Neighborhood Association spoke with concerns regarding the parking and the lack of access from Burnam Road as it related to the existing and proposed future use of the site. Staff provided information that parking would be a part of the permitting stage and that driveway access may be pursued subject to driveway spacing requirements. The Planning and Zoning Commission voted (9-0) to recommend approval of the final minor plat with the design adjustment.

Following the Planning and Zoning Commission hearing and while preparing the legislation associated with the requested final plat and design adjustment, city staff again reviewed the applicant's request. Questions arose regarding the need for additional right-of-way for future improvements within the Providence Road corridor. As a result of this additional review, staff now believes that acquiring the full required half-width, 53-feet, along the subject parcel's Providence frontage is in the best interest of the public.

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

The Council may take one of the following actions:

1. Approve the proposed "Missouri Alpha of Phi Kappa Psi Subdivision" with the requested design adjustment as recommended by the Planning and Zoning Commission.
2. Approve the proposed "Missouri Alpha of Phi Kappa Psi Subdivision" subject to:
 - a. Denial of the requested design adjustment; and
 - b. Submission of a revised plat, within 30 days, showing dedication of the required 53-foot half-width for Providence Road along the subject parcel's frontage.