



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 16, 2018

Re: Branham-Renfro Subdivision - Plat 2 – Final Plat, Variance (Case #17-64)

Executive Summary

Approval will create two legal lots on R-1 zoned property, and waive the construction of sidewalk along West Boulevard and Stadium Boulevard.

Discussion

Engineering Surveys & Services (agent), on behalf of Paul Alan Branham (owner), is seeking approval of a two-lot final plat of R-1 (One-family Dwelling District) zoned land, to be known as *Branham-Renfro Subdivision - Plat 2* and an associated design adjustment to waive sidewalk construction along West Boulevard. The applicant is also requesting that Council waive the required sidewalks along Stadium Boulevard per Section 25-51 of the previous subdivision regulations. The 1.59-acre subject site is located at the northwest corner of West Boulevard and Stadium Boulevard, and addressed as 1028 and 1100 Westwinds Drive. Given that the application for this subdivision request was received prior to the adoption of the Unified Development Code, the plat is subject to the previous subdivision regulations.

As a note, this request subdivision is related to a previous real estate exchange between the owner, Mr. Branham, and the City (Ordinance #23287). In the transfer, Mr. Branham received an approximately 50-foot wide strip of property, which was previously an access road to a City solid waste site, along the north property line of the subject site. This additional property enabled the site to have frontage along Westwinds Drive that allowed physical access to the property, which it did not previously have. The City acquired a lot on the south side of Stadium in the exchange.

The subject property is located along three separate roadways, with Stadium Boulevard, identified as an expressway, being one of them. Section 25-51 of the previous subdivision regulations allowed the waiver of sidewalks along expressways by Council (without review by the Planning and Zoning Commission) if it is determined that existing pedestrian volumes do not necessitate sidewalks to safeguard public health. The applicant's request for a design adjustment to waiver construction of sidewalk along West Boulevard, which would lead to Stadium Boulevard, was reviewed and supported by the Planning and Zoning Commission.

There are no sidewalks along Stadium or West Boulevards near this property, and there are no plans to install them in the future. As such, staff supports the requested design adjustment to waive the West Boulevard sidewalk (as recommended by the Commission) and would also support a Council recommendation to waive sidewalks along Stadium Boulevard.



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At its December 21, 2017 meeting, the Planning and Zoning Commission considered this request. Staff presented its report and a representative for the applicant gave an overview of the request. A Commissioner inquired if the lots met the minimum lot width requirement, which staff confirmed. No one from the public spoke regarding the request. Following limited discussion, the Commission voted (8-0) to recommend approval of the final plat and the design adjustment.

A copy of the Planning Commission staff report, locator maps, final plat, sidewalk variance request, Council Policy Resolution PR 48-06A, and meeting excerpts are attached.

Fiscal Impact

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

Long-Term Impact: Public infrastructure maintenance such as roads and sewers, as well as public safety and solid waste service provision. Future impacts may be offset by increased user fees and property tax collections.

Vision & Strategic 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: Mobility, Connectivity, and Accessibility, Tertiary Impact: Not Applicable

Legislative History

Date	Action
9/5/2017	Approved land swap between City and Paul Alan Branham Revocable Trust. (Ord. #23287)

Suggested Council Action

Approval of the final plat for *Branham-Renfro Subdivision - Plat 2*, the requested design adjustment to waive sidewalks construction along West Boulevard, and the waiver of sidewalk construction along Stadium Boulevard.