

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
April 8, 2018**

SUMMARY

A request by Simon and Struempf Engineering (agent) on behalf of DRS PARK LLC (owner) for approval of a one-lot final plat of M-OF (Mixed Use - Office) zoned property to be known as *Riddick Subdivision Plat 1*, with an associated design adjustment for less right of way dedication. The 4.53-acre property is located on the north side of Broadway, approximately 250 feet west of Garth Avenue, and is addressed as 201 W Broadway. (**Case #18-79**)

DISCUSSION

The applicant is seeking approval of a replat for property that was originally platted as Lot 3 and portions of Lot 4 of *Garth's Addition to Columbia*. The site is currently developed with four office buildings with associated off-street parking, and is commonly referred to as Broadway Professional Park. The purpose of the replat is to consolidate the property into one legal lot, which will allow future development of the site, which per the applicant will include the construction of a carport with attached solar panels. The applicant is also requesting a design adjustment to reduce the amount of right of way dedication for Broadway - an additional 12 feet of right of way is proposed to be dedicated with the plat. Additional utility easements are being granted over existing infrastructure as well.

In general, the replat will consolidate two existing parcels into a single lot that is consistent with the existing development on the site at this time. Staff finds that the request meets the replat standards, as it will not eliminate any restrictions that have been relied upon by neighbors, is properly served by existing utilities, and will not be detrimental to the neighborhood.

Design Adjustment

The applicant has submitted a design adjustment seeking a reduction in the amount of half-width right of way that must be dedication for Broadway. Broadway is classified as a major arterial, which requires between 106-110 feet of total right of way, and the applicant is responsible for at least the half-width of 53-55 feet. Per Section 29-5.1(f.4) of the UDC, the right of way dedicated shall comply with Appendix A, which lists the street classification profiles.

Upon review, staff supports the requested design adjustment to allow only an additional 12 feet of right of way dedication, instead of 25 feet, for the following reasons. The site is currently developed, and granting the full half-width ROW would cause several of the existing buildings to be located within the front yard setback. In addition, the reduction limits the impact on existing infrastructure (e.g. parking lots). With the additional 12 feet, some existing parking areas will still be located in the right of way, but granting the smaller ROW reduces the overall amount of pavement that would be within the public right of way. Furthermore, any road expansion will likely not utilize a full ROW cross section of 106-110 feet, which is not uncommon. The additional 12 feet of ROW provides a balance between accounting for the existing development and still providing space for potential upgrades in the future. It should be noted that improvements on Broadway have been discussed as a potential project in the past, but at this time, no street project is part of the CIP plan.

The applicant has provided information supporting the requested design adjustment, which is attached. The Commission may recommend approval of the design adjustment if it determines that the following

criteria have been met.

1. The design adjustment is consistent with the City’s adopted comprehensive plan and with any policy guidance issued to the Department by Council;
2. The design adjustment will not create significant adverse impacts on any lands abutting the proposed plat, or to the owners or occupants of those lands;
3. The design adjustment will not make it significantly more difficult or dangerous for automobiles, bicycles, or pedestrians to circulate in and through the development than if the Subdivision Standards of Section 29-5.1 were met;
4. The design adjustment is being requested to address a unique feature of the site or to achieve a unique design character, and will not have the effect of decreasing or eliminating installation of improvements or site features required of other similarly situated developments; and
5. The design adjustment will not create adverse impacts on public health and safety.

The proposed replat has been reviewed by staff and determined not to be detrimental to the City or surrounding properties, and aside from the requested design adjustment, meets all requirements of the Unified Development Code.

RECOMMENDATION

Approval of the requested replat and design adjustment to Section 29-5.1(f.4) to allow less right of way dedication for Broadway.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Applicant letter and design adjustment worksheet
- Final Plat
- PREVIOUSLY APPROVED - *Garth’s Addition to Columbia*

SITE CHARACTERISTICS

Area (acres)	4.48
Topography	Slopes west
Vegetation/Landscaping	Landscaping - turf, trees
Watershed/Drainage	Lower Hinkson Creek
Existing structures	Four office buildings

HISTORY

Annexation date	1826
Zoning District	M-OF
Land Use Plan designation	Employment District
Previous Subdivision/Legal Lot Status	Lot 3 and portions of Lot 4 of <i>Garth’s Addition to Columbia</i>

UTILITIES & SERVICES

All services are provided by the City of Columbia

ACCESS

Broadway	
Location	South side of site
Major Roadway Plan	Major Arterial (Improved & City maintained); 106-110' right of way required (approximately 30 feet half-width existing)
CIP projects	None
Sidewalk	Sidewalks existing.

PARKS & RECREATION

Neighborhood Parks	Within ½ mile of multiple parks
Trails Plan	Within ½ mile of MKT Trail
Bicycle/Pedestrian Plan	Sidewalk adjacent to site, no bike lane existing adjacent to site currently.

PUBLIC NOTIFICATION

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of a public information meeting, which was held on March 13, 2018.

Public information meeting recap	Number of attendees: 1 (includes 1 applicant)
Notified neighborhood association(s)	Historic Old Southwest Neighborhood Association; West Ash NA; Historic West Broadway NA; Park Hill NA; Douglass Park NA
Correspondence received	None to date

Report prepared by Clint Smith

Approved by Patrick Zenner