



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 4, 2018

Re: Central Addition Plat 2 - Final Plat (Case #18-72) – **Supplemental Memo**

Executive Summary

This memo corrects statements in the previous staff memo regarding roadway dedication requirements for Hinkson Avenue and Fay Street as part of Central Addition Plat 2.

Discussion

As part of the plat review, initial staff comments were provided to the applicant indicating that the Hinkson Avenue and Fay Street were both substandard width rights of way and that a lot corner truncation (i.e. radius) was required to ensure compliance with the provisions of Appendix A (Street Standards) of the UDC. Upon submission of these comments, the applicant engaged staff in additional discussion regarding possible options for compliance.

The previous staff memo indicated the following:

“An additional 5 feet of street right-of-way is being dedicated along both of the property’s street frontages. Both Fay Street and Hinkson Avenue currently have a total right-of-way width of 40 feet. Current street standards require at least 50 feet for all public streets. The additional 5 feet dedicated on the plat will provide the requisite 25’ half width adjacent to the subject parcel.”

Upon further staff review, staff suggested that the lot corner radius could be accomplished by the use of a “triangular” truncation verses a standard radius. This truncation is shown upon the plat and is consistent with staff recommendations. Staff further determined that upgrade of the adjoining rights of way to meet the half-width requirements of Appendix A.3 (Street Widths) of the UDC was not necessary or practical. This conclusion is supported by the following provisions of Appendix A (**emphasis added**):

Appendix A: Street Standards

Sec. A.1. - Design standards for streets, sidewalks and bikeways.

.....

(b) Application of design standards.



(1) *The design standards are intended to result in a more predictable and acceptable outcome for street improvements. **Due to the wide range of circumstances, however, the standards need to be applied with a certain amount of flexibility.** Street construction activity consists of building completely new streets as well as making minor improvements to existing streets. Many existing streets will not be changed at all in the next several years while others will be candidates for additional lanes, intersection reconfiguration, or major reconstruction. **Unlike new streets, existing streets have physical constraints to being retrofitted to meet new standards due to a narrow right-of-way or the proximity of buildings, utilities or mature trees. Additionally, adjacent property owners often voice concern about more traffic, speeding, noise, storm water runoff, and other issues.***

.....

(6) *In regards to private development, the proposed standards would normally only apply to **undeveloped land that is being platted for the first time.** The standards could, however, apply to a previously developed area under two (2) circumstances:*

- (i) The area is being replatted to create a different street and lot layout for redevelopment and the construction of new buildings; or*
- (ii) (ii) The area is being rezoned to allow more intensive development (e.g. changing from residential to commercial and thus from residential to non-residential streets).*

As noted in excerpted item (6), above, the proposed plat before Council is not associated with undeveloped land seeking first-time platting – the subject lots are fully developed and were initially platted in 1870. Furthermore, the proposed plat does not meet either criteria (i) or (ii). As such, application of the typical half-width requirements was determined to not be applicable.

In addition to not meeting any criteria in excerpted item (6), above, staff further found that there are no planned improvements to Hinkson Avenue or Fay Street to support the need for additional right of way aside from the desired lot corner radius. Additional, given the existing developed environment there is likely no opportunity to enlarge the rights of way without negatively impacting the existing structures.

Staff's conclusion was that the existing street widths adequately support the existing and future traffic volume and that public safety would not be compromised by not requiring full compliance with the typical street width standards of Appendix A.3 of the UDC. Given these findings, the applicant proceeded to prepare the final plat without the typically required half-width right of way dedications which were noted erroneously in Paragraph 3 of the staff report.

The plat before Council is supported by staff and complies with the requirements of the UDC. It is recommended to be approved as submitted.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Short-Term Impact: N/A

Long-Term Impact: N/A

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Infrastructure, Tertiary Impact: Economic Development

Legislative History

Date	Action
5/21/18	Approving Minor Plat of Central Addition Plat No. 2 (B117-18)

Suggested Council Action

Memo provided for informational purposes.