



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 7, 2022

Re: 912 E. Walnut Subdivision – Final Plat (Case # 275-2021)

## Executive Summary

Approval would result in the creation of a one-lot final plat to be known as "912 E. Walnut Subdivision". The property is owned by the City of Columbia.

## Discussion

The City of Columbia seeks approval of a one-lot final plat to be known as the "912 E. Walnut Subdivision". The .13-acre subject property was acquired by the City of Columbia in 2018 for a solid waste collection site (for refuse, cardboard and container recycling) to serve the Downtown Community Improvement District (CID) area. Approval of the plat will create a "legal lot" as defined in the Unified Development Code.

The site is currently improved with a brick building along its Walnut Street frontage that is addressed as 910 & 912 E. Walnut. The rear of the property is currently used for solid waste purposes with a compactor in approximately the middle of the site's alley frontage. The compactor is accessible from the alley and the street frontage is completely occupied by the existing brick building.

Initially staff reviewed a lot divided into two separate parcels – one to accommodate the brick structure and the second for solid waste purposes. However, following internal review of the proposed two-lot plat it became apparent that such a division was not practical due to the location of the sanitary sewer. If the property were divided in two as initially proposed between Walnut and the alley, the sewer lateral serving the brick structure would cross another lot, which is not permitted by the City code.

The one-lot plat provides a utility easement over the southern 56 feet of the site.

The easement area is generally equal to what was the second lot shown on the original plat presented to staff for its review. Additionally, the plat shows the dedication of 2.5-feet of additional alley right of way to ensure the half-width of the alley meets UDC standards.

In connection with the acquisition of the subject property, a concurrent process to preserve the identified historic elements of the brick building through Historic Preservation Overlay (HP-O) zoning is underway. The features of the brick structure desired for preservation would be further contained within a deed restriction that would convey with the property should it be sold along with the underlying land to ensure long-term preservation. The City has not identified a public use to be served by the building. The lot and building may be used for any permitted use in the M-DT District subject to the requirements of the UDC and any stipulations placed upon the property by the City for preservation purposes.



It should be noted the subdivision plat attached hereto is being sent to Council for review and approval ahead of the introduction of the HP-O ordinance to designate the lot as an HP-O and establish necessary preservation criteria on the structure address 910 & 912 E. Walnut. This is being done to permit the necessary legal description of the lot to be formally approved which will be used as part of the HP-O zoning procedure. Consideration of the HP-O designation will be heard before the Planning Commission on November 10 and is tentatively scheduled for Council introduction on December 5.

The plat has been reviewed by all internal and external stakeholders and is fully compliant with the requirements of the UDC for subdivisions.

Locator maps and the plat are attached.

## Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as roads, sewers, and water, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

## Strategic & Comprehensive Plan Impact

### Strategic Plan Impacts:

Primary Impact: *Reliable Infrastructure*, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

### Comprehensive Plan Impacts:

Primary Impact: *Land Use & Growth Management*, Secondary Impact: *Infrastructure*, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
01/03/22	Report requesting direction to proceed with Historic Landmark and HP-O District Designation for 910 & 912 E. Walnut Street (Rep2-22).
04/06/20	Authorizing construction of improvements to the solid waste collection site located at 912 E. Walnut Street; authorizing the Purchasing Division to issue a contract for a portion of the work utilizing a duly authorized term and supply contractor (Ord. 024196).
08/19/19	PH39-19 Proposed construction of improvements to the solid waste collection site located at 912 E. Walnut Street.
08/05/19	R111-19 Setting a public hearing: proposed construction of improvements to the solid waste collection site located at 912 E. Walnut Street.



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

11/07/18	Interested Parties meeting
05/21/18	B72-18 Authorizing a contract for sale of real estate with the Hallie Holland Living Trust for the acquisition of property located at 912 East Walnut Street to be used by the Solid Waste Division for a collection site for refuse, cardboard and container recycling in the Downtown CID; appropriating funds.
04/16/18	B72-18 Authorizing a contract for sale of real estate with the Hallie Holland Living Trust for the acquisition of property located at 912 East Walnut Street to be used by the Solid Waste Division for a collection site for refuse, cardboard and container recycling in the Downtown CID; appropriating funds. – <i>Tabled</i>
4/16/18	R60-18 Adopting the Downtown CID Compactor Location Master Plan.

## Suggested Council Action

Approve the “912 E. Walnut Street Subdivision”.