

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
March 22, 2018**

**SUMMARY**

A request by Engineering Surveys & Services (agent) on behalf of Columbia Public Schools (owner), for approval of a one-lot final minor plat to be known as “CPS Waugh-Locust Subdivision”, and design adjustments regarding the amount of right-of-way dedicated with the plat and waiving corner truncation at the southeast corner of Waugh and Locust Streets. The 2.22 acre site is zoned R-MF (Multiple-Family Dwelling) and is located at 1208 Locust Street. **(Case #18-59)**

**DISCUSSION**

The applicant is seeking approval to replat portions of Samuel’s Third Addition to Columbia, Price’s Addition to Columbia, and G.M. Perkins Subdivision into a single lot. The plat is required to eliminate construction across building lines and is in advance of future site redevelopment. Columbia Public Schools’ representatives have indicated a desire to remove trailers on the site via a future expansion to the Lee Expressive Arts Elementary building (addressed 1208 Locust Street). Any future building expansion shall be subject to the requirements of the R-MF zone.

The applicant is also seeking two design adjustments. The first design adjustment is to waive the dedication of additional right-of-way (ROW) along College Avenue and Locust and Waugh Streets. The second design adjustment seeks waiver of the corner truncation at the southeast corner of Waugh and Locust Streets.

**Design Adjustments**

The Commission may recommend approval of a design adjustment if it determines that the following criteria have been met (Section 29-5.2(b)(9)):

- 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.**

*Design Adjustment #1: Required ROW Dedication*

The applicant is requesting a design adjustment from Section 29-5.1(c)(4)(ii), which requires the dedication of additional right-of-way to ensure that substandard streets contain required half-width to meet the City’s street standards. College Avenue (Missouri Route 763) is a major arterial with an

existing 36.5' half-width adjacent to this property. A 53' half-width is required. The applicant does not propose to dedicate additional ROW along this frontage; therefore, is seeking a 16.5' waiver of the ROW required for major arterials.

Locust and Waugh Streets are local streets requiring a minimum of 50' of ROW (25' half-width). The present street corridor is 40' (20' half width) for each street. The applicant does not propose to dedicate additional ROW along either frontage; therefore, is seeking a 5' waiver of ROW required for each street. It should be noted this plat will formally dedicate the land from the centerline of Locust as platted ROW matching what is already shown in the City and County's parcel records.

The City's Public Works staff has evaluated the ROW design adjustments requested for Locust and Waugh Streets and supports them. Such support is given based on the fact that Locust and Waugh are one-way streets with no future plans to improve the streets beyond the existing footprint or convert them to two-way streets. Additionally, on the eastern side of Waugh there is a 237-foot retaining wall that would fall within the public ROW if additional ROW is dedicated which would require the City to maintain the wall or issue a right of use permit to Columbia Public Schools. The City does not desire to maintain the retaining wall.

MoDOT has control of College Avenue along the site's frontage and has indicated support for the requested design adjustment and has provided the applicant with design plans for the upcoming sidewalk project which will fall within the existing ROW. The plat also dedicates ten-foot utility easements along Locust, Waugh and College, respectively, bringing the streets into closer compliance with the City's subdivision requirements in this regard, and taking into account the presence of existing utilities.

#### *Design Adjustment #2: Corner Truncation*

The second design adjustment requests waiver from Appendix A.6(b) of the Unified Development Code (UDC) which describes the requirements for a corner truncation for ninety degree intersections which reads:

*A.6 Intersections. (b) When streets intersect at a ninety (90) degree angle or when a street intersects with a cul-de-sac terminal bulb, the intersection right-of-way lines shall be rounded by a curve with a radius of not less than twenty (20) feet for residential streets and not less than thirty (30) feet for nonresidential streets.*

Based upon the above standard, the applicant is required to provide a 20' corner truncation at the southeast corner of Locust and Waugh Streets due to those streets being classified as residential. This street classification has been applied given the mixed-use environment that is predominately residential in nature. Schools and churches are allowed uses along residential streets.

The City's Public Works staff evaluated the requested design adjustment and support granting the waiver. This support is based upon the fact that adequate sidewalks exist along Locust and Waugh Streets adjacent to the property and that waiver of the required truncation would eliminate any potential encroachment of the existing 237-foot retaining wall within future public ROW.

After considering the Public Works evaluation of the two design adjustments, MoDOT's support for the design adjustment along College Avenue, and the information submitted by the applicant, staff supports the approval of both the ROW and corner truncation design adjustments. The requests are not inconsistent with the Comprehensive Plan, are not detrimental to public safety or injurious to other properties, and do not negatively affect the circulation of the site.

Staff further supports this design adjustments as it believes there is generally a unique design feature for this site, namely the City lacks design standards for one-way streets such as Locust and Waugh. Additionally, there are existing sidewalks on all three roadways within the half-width ROW adjacent to the property and the existing one-way configurations of Locust and Waugh Streets provide benefits in terms of safe and efficient drop-off and pick-up of children within an urban environment.

In addition to generally meeting the criteria for design adjustments, the platting action brings a site first subdivided in 1860 into closer compliance with the UDC, and helps Columbia Public Schools further their stated goal of improving the learning environment for students by removing classroom trailers.

### **RECOMMENDATION**

The proposed replat has been reviewed by staff and is found to comply with the provisions of the UDC with the exception of the requested design adjustments. As described above, staff supports both design adjustments. The plat may be approved by the Commission with the approval of none, one or both of the design adjustments and recommends the following:

1. Approval of the final plat CPS Waugh-Locust Subdivision.
2. Approval of the design adjustment to Section 29-5.1(c)(4)(ii) regarding the dedication of road ROW.
3. Approval of the design adjustment to Appendix A.6(b) of the Unified Development Code regarding the corner truncation of ninety-degree street intersections.

### **SUPPORTING DOCUMENTS (ATTACHED)**

- Locator maps
- Final Plat
- Design Adjustments Request

### **SITE CHARACTERISTICS**

<b>Area (acres)</b>	2.22 acres
<b>Topography</b>	Flat
<b>Vegetation/Landscaping</b>	Urban environment
<b>Watershed/Drainage</b>	Hinkson
<b>Existing structures</b>	Developed site with multiple structures

### **HISTORY**

<b>Annexation date</b>	1845
<b>Zoning District</b>	R-MF (Multiple-Family Dwelling)
<b>Land Use Plan designation</b>	City Center
<b>Previous Subdivision/Legal Lot Status</b>	Includes parts of Price's Addition, Samuel's Third Addition, and Perkins Subdivision

### **UTILITIES & SERVICES**

All services provided by the City of Columbia.

## **ACCESS**

<b>Locust Street</b>	
<b>Location</b>	North side of site
<b>Major Roadway Plan</b>	Local Street (25-foot half-width) required; Presently 20 ft. half-width with 5-foot design adjustment requested.
<b>CIP projects</b>	N/A
<b>Sidewalk</b>	Sidewalks required.

## **PARKS & RECREATION**

<b>Neighborhood Parks</b>	Paquin Park— Immediately adjacent to the south
<b>Trails Plan</b>	NA
<b>Bicycle/Pedestrian Plan</b>	NA

## **PUBLIC NOTIFICATION**

All property owners within 185 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 January 13, 2018. 22 postcards were sent.

<b>Public information meeting recap</b>	Number of attendees: 2 (including applicant) Comments/concerns: No comments
<b>Notified neighborhood association(s)</b>	East Campus Neighborhood Association; Tenth Hitt Elm Locust Neighborhood Association.
<b>Correspondence received</b>	None to date.

Report prepared by Rachel Bacon

Approved by Patrick Zenner