



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 16, 2018

Re: CPS Waugh-Locust Subdivision – Final Plat & Design Adjustments (Case #18-59)

## Executive Summary

Approval will result in the creation of a one-lot final plat and approval of design adjustments waiving required dedication of additional road right of way for College Avenue, Waugh and Locust Streets and dedication of additional right of way to accommodate a corner truncation at the southeast corner of Waugh and Locust Streets.

## Discussion

Engineering Surveys & Services (agent), on behalf of Columbia Public Schools (owner), is seeking approval of a one-lot, 2.2-acre final minor subdivision to be known as "CPS Waugh-Locust Subdivision." The proposed replat has been prepared to consolidate three previously platted lots now occupied by the Lee Expressive Arts Elementary School in advance of a future building expansion that would remove existing trailers from the site.

In addition to the platting action, the applicant has requested approval of two design adjustments. The first seeks to waive the dedication of additional right-of-way (ROW) along College Avenue and Locust and Waugh Streets as required by Section 29-5.1(c)(4)(ii) of the Unified Development Code (UDC). The second seeks to waive dedication of additional right of way for a corner truncation at the southeast corner of Waugh and Locust Streets as required by Appendix A (A.6(b)) of the UDC.

College Avenue (Missouri Route 763) is a major arterial requiring a 53' half-width – a 36.5' half-width currently exists adjacent to this property. As such, the applicant is seeking a 16.5' waiver of the required ROW dedication. Locust and Waugh Streets are classified as local residential requiring a 25' half-width – a 20' half-width currently exists. As such, the applicant is seeking a 5' waiver of the required ROW dedication for these streets. It should be noted the plat will provide the required ten (10) foot utility easement required adjacent to each street.

MoDOT maintains College Avenue and supports the design adjustment seeking waiver of the additional right of way for this roadway. MoDOT has provided the applicant with design plans for an upcoming sidewalk project that is located within the existing College Avenue ROW. Additionally, the City's Public Works and Community Development staff reviewed the design adjustment documentation supplied by the applicant and after consideration of the UDC's criteria for design adjustments and other practical considerations supports the requested waivers in right of way dedication.

Such support is based upon the findings that all three streets have sidewalks in the ROW



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adjacent to the property, there are no future plans to improve the streets beyond their existing footprints, and additional ROW would yield little utility or benefit to the City at this time. Additionally, Locust and Waugh are one-way streets. When compared to two-way traffic streets, this configuration allows for more efficient and safer student drop-off and pick-up. And finally, the 237-foot retaining wall on the eastern side of Waugh Street would fall within the public ROW if additional ROW were to be dedicated, requiring the City to maintain the wall or issue a right of use permit to CPS. The City does not desire to maintain the retaining wall.

The second design adjustment seeks waiver from the required 20-foot corner truncation for ninety degree intersections of local residential streets. This request is supported by staff based upon the fact that waiver of the required truncation eliminates any potential encroachment of the existing 237-foot retaining wall within future public ROW. Additionally, the intersection already has a marked crosswalk and ADA-compliant ramps crossing Waugh on the southern side of Locust Street, and there are no plans to build corner truncations at the other three corners of the intersection.

Support of the design adjustments are found to be consistent 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. The design adjustments are further supported by the unique design feature for this site, namely the existing sidewalks and crosswalks within the current ROW adjacent to the property and the one-way configurations of Locust and Waugh Streets which provide visual safety benefits by eliminating cross-traffic in a built environment with a high degree of pedestrian and automobile activity.

At its March 22, 2018 meeting, the Planning and Zoning Commission considered this request. Staff presented its report and following brief discussion regarding the frequency of design adjustment requests for ROW in the urban core, the Planning and Zoning Commission voted (7-0) to recommend approval of the final plat with both design adjustments.

A copy of the Planning and Zoning Commission staff report, locator maps, final plat, design adjustment letter, and meeting minute excerpts are attached.

## Fiscal Impact

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

**Long-Term Impact:** Long-term impact would include infrastructure maintenance and public safety services. Such increased costs may be offset by increased property taxes and user fees.



Strategic & Comprehensive 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: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
NA	NA

Suggested Council Action

Approve the proposed “CPS Waugh-Locust Subdivision” with the requested design adjustments as recommended by the Planning and Zoning Commission.