



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 18, 2018

Re: McGary Subdivision Plat 3 – Final Minor Plat & Design Adjustments (Case #18-102)

Executive Summary

Approval will result in the creation of a three-lot final plat and approval of a design adjustment to allow the platting of a tier lot with a stem less than thirty (30) feet in width.

Discussion

A Civil Group (agent), on behalf of McGary Properties, LLC and the McGary Family Trust (owner), is seeking approval of a three-lot, 5.1-acre final minor subdivision to be known as "McGary Subdivision Plat 3". The proposed plat will confer legal-lot status on Lots 2 and 3, and will adjust the rear lot-line of Lot 1, which was previously platted as a stem lot in 1989 under the McGary Subdivision.

Lots 1 and 3 each have one single-family home and Lot 2 has two single-family homes. The property is zoned A (Agriculture), which allows residential use. The UDC permits two dwelling units on property zoned A that are larger than 2.5 acres, as is the case for Lot 2.

The three lots were granted variances from the minimum acreage (2.5 acres) required for the A district by the Board of Adjustment in September of 2017. The variance permitted the creation of lots no smaller than 0.5 acres. As proposed by this plat, Lot 1 will be 1.24 acres, Lot 2 will be 2.9 acres, and Lot 3 will be .8 acres – all lots sizes are consistent with the approved variance.

The creation of Lot 2 as a new tier lot was reviewed against the criteria found in Section 29-5.1(f)(1)(iii) of the UDC, and was found to be substantially compliant. Lot 2 was a previously recorded survey tract and has never been formally reviewed or platted inside the City of Columbia. Additionally, the plat dedicates the required half-width right-of-way and the ten (10) foot utility easement along the property's St. Charles frontage. Sidewalks shall also be constructed.

In addition to the platting action, the applicant has requested approval of a design adjustment from Section 29-5.1(f)(1)(v), which requires a minimum stem width of 30 feet for stem lots in special use districts (Agriculture, Industrial and Open Space). Stem lots in all other districts are required to be 20 feet in width. The stem to Lot 2 is proposed as 22 feet wide. The previously approved stem to Lot 1 is 20.03 feet wide.

When viewed together, the "stems" providing access to the Lots 1 and 2 are approximately 42-feet in width. An existing private driveway is generally located inside the stems and provides access to the proposed lots. Providing separate access to Lots 1 and 2 is not



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possible due to residential driveway restrictions along St. Charles Road. Lot 3 current has driveway access to St. Charles Road.

After review of the UDC's criteria for design adjustments, the conditions inherent to this area, the variance granted by the Board of Adjustment, and the information submitted by the applicant, staff supported the approval of the design adjustment. The design adjustment request is not inconsistent with the Comprehensive Plan, is not detrimental to public safety or injurious to other properties, and does not negatively affect the circulation of the site.

The need for additional stem width is also not necessary given the two stems are adjacent, effectively providing 42 feet of access along the shared drive, and meets the need of the existing residential land use. While the intent of the heightened standard for special use districts is to provide access to zones typically traversed by large trucks or farm equipment, the size of the properties and the development pattern greatly diminishes the potential for agricultural pursuits on the site.

At its May 24, 2018 meeting, the Planning and Zoning Commission considered this request. Staff presented its report and the applicant gave a brief presentation. Following limited discussion regarding the existing conditions and the potential width of the stem, the Planning and Zoning Commission first voted (7-0) to recommend approval of the design adjustment, and then voted (7-0) for approval of the final plat.

A copy of the Planning and Zoning Commission staff report, locator maps, final plat, design adjustment request, 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



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Legislative History

Date	Action
NA	NA

Suggested Council Action

Approve the proposed “McGary Subdivision Plat 3” with the requested design adjustment as recommended by the Planning and Zoning Commission.