

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
March 21, 2019**

**SUMMARY**

A request by Simon & Struempf Engineering (agent) on behalf of Atkins CPS, Inc. (owner) for approval of a one-lot final plat of IG (Industrial - General) zoned property, constituting a replat of all or part of Lots 3-5 of *Block 3, Tandy's Addition*, to be known as *Tandy's Addition Plat 2*, and an associated design adjustment to Section 29-5.1(c)(4) and Appendix A of the Unified Development Code regarding the dedication of additional right-of-way. The 0.55-acre subject site is located at the southwest corner of College Avenue and Wilkes Boulevard. (**Case #72-2019**)

**DISCUSSION**

The applicant is seeking approval of a one-lot final plat that combines portions of three existing legal lots into one lot. The applicant wishes to combine the properties in order to allow future development on the site that would otherwise cross lot lines, which is not permitted. Corner truncations are being provided at the intersection of College and Wilkes Boulevard (30-foot radius for a commercial intersection) and at the alley (5-foot radius) as well as additional utility easements are being dedicated along the perimeter of the site. Additional right of way is dedicated along Wilkes Boulevard to provide the 25-foot half width requirement.

In general, the replat will consolidate the existing lots into a single lot that will allow for new construction in the future. The combination of the lots will not create development that is out of character with the surrounding industrial zoned property. It would also be consistent with the building form that was previously on the site, but has since been demolished. Staff finds that the requested replat will not eliminate any restrictions that have been relied upon by neighbors, is properly served by existing utilities, and will not be detrimental to the neighborhood.

**Design Adjustment**

The applicant is also requesting a design adjustment from Section 29-5.1(c)(4) and Appendix A (Street Standards), Section 3(a) (Street Widths), which requires a minimum 53-foot half-width along the site's College Avenue frontage which is classified as a major arterial and requires a full ROW of 106-110 feet. The design adjustment would be to waive the additional dedication of at least 18 feet of right of way along College Avenue.

Staff's analysis of the request, per the standards for granting a Design Adjustment, is as follows:

1. Allowing less right of way than is required for streets identified as a major roadway (i.e., major arterial) would be inconsistent with the Major Roadway Plan;
2. The design adjustment does not appear to create adverse impacts on lands or owners abutting the site.
3. Obtaining the additional right of way will allow the City to make future improvements to the roadway that may address issues of circulation and safety. While there are no immediate plans to improve the roadway, obtaining right of way at the time of platting ensures that the right of way is in place when future improvements are warranted as well as eliminates the potential of structures being located within the expansion area that may need to be acquired or potentially relocated. Pursuant to the UDC, when property sharing frontage along a substandard right of way is replatted it creates the opportunity for the City to obtain the necessary additional right of way to make improvements (immediate or future) consistent with the roadway classification that has been assigned to it by CATSO. The assignment of roadway classification is not only based

on the current role of the street, but also upon that expected of the roadway if traffic increases due to surrounding redevelopment.

4. The impact of **requiring the subject site to grant** the additional 18 feet of right of way along its College Avenue frontage would not be specifically unique to this property. Other properties along College Avenue that may be replatted in the future would experience similar dedication requirements. Whereas, **granting** the design adjustment would impact the ability of the City to install roadway improvements in the future; and
5. See #3.

Overall, staff does not support granting the requested design. While there are not current plans to widen College, and MoDOT is currently responsible for its maintenance, the street has been identified by CATSO and the City as a major roadway, and that designation carries with it a requirement for additional right of way in order to accommodate future improvements. If the right of way is not obtained during the redevelopment/replating of the site, then any future right of way acquisition that is deemed necessary will likely need to be purchased by the City.

The proposed final plat has been reviewed by staff, and aside from the requested design adjustment and some minor technical corrections that will need to be made, it meets all requirements of the Unified Development Code.

**RECOMMENDATION**

The following recommendations are provided:

1. Denial of the design adjustment to Section 29-5.1(c)(4) and Appendix A of the Unified Development Code to waive the dedication of additional right-of-way along College Aveune
2. Denial of the final plat for *Tandy's Addition Plat 2* as it is not consistent with Section 29-5.1(c)(4) and Appendix A.

**Alternatively**, if the Commission supports the requested design adjustment the plat could be recommended for approval, subject to minor technical corrections.

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator maps
- Final plat
- Design Adjustment Worksheet
- Previously Approved Plat - *Block 3, Tandy's Addition*

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	0.55
<b>Topography</b>	Generally flat
<b>Vegetation/Landscaping</b>	None
<b>Watershed/Drainage</b>	Flat Branch
<b>Existing structures</b>	Vacant

**HISTORY**

<b>Annexation date</b>	1906
<b>Zoning District</b>	I-G (Industrial - General)
<b>Land Use Plan designation</b>	City Center, Employment Districts
<b>Previous Subdivision/Legal Lot Status</b>	Lots 3-5 of the <i>Block 3, Tandy's Addition</i>

**UTILITIES & SERVICES**

All utilities and services provided by the City of Columbia.

**ACCESS**

<b>College Avenue</b>	
<b>Location</b>	Abuts east side of property
<b>Major Roadway Plan</b>	Major Arterial; MoDOT maintained (106-110-foot ROW required; 53-55 half-width required) Design adjustment request for ROW.
<b>CIP projects</b>	None
<b>Sidewalk</b>	Sidewalks present (also scheduled to be improved per MoDOT project)

<b>Wilkes Boulevard</b>	
<b>Location</b>	Abuts north side of property
<b>Major Roadway Plan</b>	NA; local non-residential (50-foot ROW required; no additional ROW dedicated)
<b>CIP projects</b>	None
<b>Sidewalk</b>	Sidewalks present

**PUBLIC NOTIFICATION**

All property owners within 200 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 February 26, 2019.

<b>Public information meeting recap</b>	Number of attendees: 1 (Includes applicant) Comments/concerns: None
<b>Notified neighborhood association(s)</b>	North Central Columbia NA, Benton Stephens NA, NCCNA/Shoe Factory District NA
<b>Correspondence received</b>	None at time of report.

Report prepared by Clint Smith

Approved by Patrick Zenner