



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 21, 2020

Re: Nowell's Addition, Plat No. 2 – Design Adjustment (utility easement dedication) (Case #74-2020)

Executive Summary

Approval of this request would grant relief from the requirements of Section 29-5.1(g)(4) of the Unified Development Code pertaining to the dedication of a 10-foot wide utility easement on new platted property. The relief sought would allow for an easement less than 10-feet wide to be dedicated on the N. Sixth Street frontage of property address as 600 Wilkes Boulevard. This request is under concurrent review with a proposed .35-acre two-lot final minor plat to be known as "Nowell's Addition, Plat No. 2" involving property addressed as 600 and 602 Wilkes Boulevard.

Discussion

Crockett Engineering (agent), on behalf of Gary Pfau (owner), is seeking a design adjustment in conjunction with their requested final minor plat known as "Nowell's Addition, Plat No. 2" which is being concurrently reviewed on the Council's September 21 agenda. The .35-acre subject property is located at the northeast corner of N. Sixth Street and Wilkes Boulevard and is addressed 600 and 602 Wilkes Boulevard.

The desired plat will allow the applicant to subdivide each of the recently-renovated homes onto individual lots for their future fee-simple sale as a means of promoting homeownership opportunities. While the existing R-MF zoning permits multiple dwelling units on a single lot subject to minimum dimensional standards, such configuration does not meet the applicant's future objectives. As such, the associated platting action is being proposed which in turn has triggered the requested design adjustment.

The design adjustment request is from Chapter 29-5.1(g)(4) of the Unified Development Code. The applicant requests to reduce the width of the required 10' utility easement adjacent to the N. Sixth Street frontage. The reduction is sought where the existing home at 600 Wilkes would otherwise encroach into the utility easement. The plat shows the utility easement being reduced to 3' feet generally going around the existing home's footprint from the foundation of the home reflective of the location of protruding appurtenances such as stairs (see attached final plat).

Utilities staff reviewed the design adjustment request and did not identify future operational issues should the easement width be reduced given the existing site conditions and the fact that additional right of way for N. Sixth Street will be dedicated with the final plat. It was concluded that the additional right of way would accommodate future utilities if necessary. Staff finds the requested design adjustment is narrowly tailored to address the location of the existing home and does not appear to be detrimental to the site, the neighborhood, or in



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conflict with the standards for granting a design adjustment nor in conflict with the Comprehensive Plan.

It should be noted the final plat shows a small shed encroaching within the future utility easement and right of way that will be dedicated adjacent to N. Sixth Street frontage to the rear of Lot 2A. Given the shed is a movable structure, it will be allowed to remain in its current location; however, may be required to be moved if it becomes an obstruction to accessing utilities or a road widening project occur in the future (none presently planned).

The Planning and Zoning Commission considered this requests at their August 20, 2020 meeting as part of its review of the plat. Staff presented its report and the applicant gave an overview of their requests. No member of the public spoke during the public hearing. Following discussion, a motion to approve the plat and the requested design adjustment passed (8-0).

The Planning Commission staff report, locator maps, design adjustment worksheet, final plat, and meeting minute excerpts 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: 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 design adjustments to Section 29-5.1(g)(4) as recommended by the Planning and Zoning Commission.