



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 – Final Minor Subdivision Plat (Case #74-2020)

Executive Summary

Approval of this request will result in the creation of a two-lot subdivision containing 0.35 acres to be known as "Nowell's Addition, Plat No. 2". The plat will facilitate the owner's desire to separate the two existing homes onto individual lots for future fee-simple sale. A concurrent design adjustment from Section 29-5.1 of the Unified Development Code is sought seeking a reduced utility easement dedication along the N. Sixth Street frontage of Lot 2A. Approval of the design adjustment is necessary for the plat to be considered eligible for recording.

Discussion

Crockett Engineering (agent), on behalf of Gary Pfau (owner), is seeking approval of a two-lot final minor subdivision located at the northeast corner of N. Sixth Street and Wilkes Boulevard which contains structures addressed 600 and 602 Wilkes Boulevard. Associated with the plat is a concurrent design adjustment request from Section 29-5.1 of the UDC seeking a reduction in dedication width for the required 10-foot utility easement only the N. Sixth Street frontage of Lot 2A.

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. When looking at historical aerial photography and records from the Boone County Assessor's website, the existing homes have been on-site in the current arrangement for at least fifty years, and likely closer to 100 years.

Prior to the proposed plat being presented to the Planning and Zoning Commission for its recommendation, the applicant was required to seek Board of Adjustment approval relating to the proposed lot frontage of each lot given that such frontage failed to meet the minimum 60-foot standard of the R-MF district. The Board, on July 14th, approved reduced lot frontages for both lots. Lot 2A (600 Wilkes) was approved to have a lot frontage of 39-feet and Lot 2B (602 Wilkes) was permitted to have a lot frontage of 52-feet. The approval of the reduced lot frontage was conditioned on the lots being used for single-family purposes only given the underlying R-MF zoning was being retained and that if the sites were redeveloped in the future and combined more intense development could occur without additional oversight. The Board also granted several non-platting variances which addressed other existing site conditions.



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The minimum lot area of the proposed lots 0.16 acres (Lot 2A) and 0.18 acres (Lot 2B), respectively, comply with the minimum R-MF lot area of 0.15 acres or 5,000 sq.ft. The plat will dedicate an additional 5 feet of right-of-way along the N. Sixth Street frontage to meet the 25-foot required half-width and no additional right of way is proposed for Wilkes Boulevard as the current width meets regulatory requirements.

The plat also provides the required 10-foot lot corner truncation at the N. Sixth Street intersection, the required 10' utility easement adjacent to Wilkes Boulevard, and reflects the proposed partial utility easement dedication adjacent to the N. Sixth Street frontage which is the subject of the concurrent design adjustment report on the Council's September 21 agenda. All other platting requirements are addressed by the plat.

The Planning and Zoning Commission considered this request at their August 20, 2020 meeting. Staff presented its report and the applicant gave an overview of the request. No member of the public spoke during the public hearing. Following discussion, a motion to approve the plat 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 final plat *Nowell's Addition, Plat No. 2* as recommended by the Planning and Zoning Commission.