



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 19, 2021

Re: W.W. Payne's Addition Plat 2 – Final Plat (Case #33-21)

## Executive Summary

Approval of this request would result in the creation of a two-lot final plat to be known as "W.W. Payne's Addition Plat 2". The replat will adjust a property line between two existing lots addressed 505 W. Broadway and 412 ½ W. Walnut Street.

## Discussion

A Civil Group (agent), on behalf of James E. Carroll and Jan C. Weaver (owners), seeks approval for a two-lot replat of 505 W. Broadway and 412 ½ W. Walnut Street to be known as "W.W. Payne's Addition Plat 2". The replat includes portions of W.W. Paynes's Addition (1913) and Garth's Addition (1899) to the City of Columbia. The lots are currently zoned R-1 and total approximately 1.5 acres.

The plat reconfigures the two lots, transferring approximately .38 acres from the rear of Lot 202 (505 W. Broadway) to the side lot of Lot 201 (412 ½ W. Walnut Street). Lot 202 becomes .4 acres and Lot 201 becomes 1.05 acres. Both lots are owned by Mr. Carroll and Ms. Weaver and are each improved with a single family home.

The access to 412 1/2 W. Walnut Street is via a legally non-conforming 10' stem that was created before the City adopted subdivision standards. Under the Unified Development Code, new stem lots must have stems of at least 20' in width. To address the practical concerns of such a narrow access lane, a 10' shared access easement has been dedicated immediately to the west of the existing driveway on the adjoining lot (addressed 414 Walnut Street). This provides a functional access of 20' in width for the lot.

The plat dedicates the required 10' utility easement along W. Broadway, as well as the additional right-of-way (ROW) dedication required for W. Broadway (28.18') and W. Walnut Street (10.08'). The plat complies with the subdivision requirements of the UDC and all other applicable regulations.

Locator maps and final plat 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 and sewers 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
09/02/1913	Approved W.W. Payne's Addition to the City of Columbia
06/28/1899	Approved Garth's Addition to the City of Columbia

## Suggested Council Action

Approve "W.W. Payne's Addition Plat 2".