

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
April 8, 2021**

SUMMARY

A request by McClure Engineering Co. (agent), on behalf of Missouri Farm House Associations, Inc. (owner), seeks approval to consolidate multiple R-MF (Multiple-Family Dwelling) zoned lots into a single parcel in advance of proposed redevelopment of the site with a new fraternity house. The approximately 0.44-acre site is located at the southeast corner of Rollins Street and Richmond Avenue. (Case #108-2021)

DISCUSSION

The applicant is seeking approval of a final minor plat that would consolidate Lot 36, Lot 40, and parts of Lot 37 and 41 from *La Grange Place* into one 0.44-acre lot on a plat to be known as *La Grange Place Plat 5*. The subject site is presently improved with a fraternity house on the northern parcel and a parking lot on the southern parcel. The intent is to demolish the existing structure and redevelop the site with a larger fraternity house. The subject site is located at the southeast corner of Rollins Street and Richmond Avenue and contains parcels commonly addressed as 600 Rollins Street and 802 Richmond Avenue.

The proposed plat essentially expands a potential building envelope and places the fraternity house and its parking facilities together on one lot. The proposed combination of these lots will not create or expand any non-conformities on the site. Presently, the existing structure encroaches in to the corner side yard to the west and side yard to the east. Redevelopment of the site will bring the site into conformance with the current R-MF dimensional standards. Although, it was noted in the concept review that the applicant submitted a preliminary sketch of the proposed fraternity house and will apply for zoning-related variances through the Board of Adjustment.

Required half-width right-of-way is being dedicated with this plat for both roadway frontages. Thirteen (13) additional feet is being provided for Rollins Street and an additional 2.5-feet for Richmond Avenue. Additionally, a corner truncation at the intersection of these streets is being provided as well as required 10-foot utility easements. Sidewalks are existing along both frontages. No public utility infrastructure expansions are required at this time.

The proposed final plat has been reviewed by staff and it meets all requirements of the Unified Development Code.

RECOMMENDATION

Approve the requested final minor plat of *La Grange Place Plat 5*.

SUPPORTING DOCUMENTS (ATTACHED)

- 1) Locator maps
- 2) Final Plat

SITE CHARACTERISTICS

Area (acres)	0.44
Topography	Flat
Vegetation/Landscaping	Turf
Watershed/Drainage	Flat Branch
Existing structures	Fraternity House on northern parcel; Parking lot on southern parcel

HISTORY

Annexation date	1906
Zoning District	R-MF
Land Use Plan designation	Neighborhood
Previous Subdivision/Legal Lot Status	La Grange Place (1910) - Lot 36, Lot 40, and parts of Lot 37 and 41

UTILITIES & SERVICES

Site is fully served by City of Columbia utilities and services.

ACCESS

Rollins Street	
Location	North
Major Roadway Plan	Major Collector
CIP projects	None
Sidewalk	Existing

Richmond Avenue	
Location	West
Major Roadway Plan	NA; local residential
CIP projects	None
Sidewalk	Existing

PARKS & RECREATION

Neighborhood Parks	Grasslands Park (1/3 mile west); Flat Branch Park (1/2 mile north)
Trails Plan	Existing MKT Trail and MKT Connector (1/3 mile west)
Bicycle/Pedestrian Plan	Rollins Street is a key roadway to bike/ped connectivity

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 this pending request via advanced notice on March 10, 2021. 12 postcards were distributed.

Public information meeting recap	Number of attendees: N/A (No meeting held due to COVID-19) Comments/concerns: N/A
Notified neighborhood association(s)	Grasslands Neighborhood Association
Correspondence received	None.

Report prepared by Brad Kelley

Approved by Patrick Zenner