



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 15, 2024

Re: Kelly's Addition Plat 1-A – Final Plat (Case # 106-2024)

Executive Summary

Approval of this request would result in the combination of eight lots into a single legal lot for redevelopment purposes.

Discussion

Crockett Engineering (agent), on behalf of Love Columbia, Corp, Inc. (owner), seeks approval of a 1-lot consolidation plat. The replatting of the parcel will establish legal lot status on the 1.01-acres that is located north of Ash Street between College Avenue and St. Joseph Street and permit the issuance of building permits for redevelopment of the property. The subject parcel is currently zoned R-MF (Multi-family Dwelling) and contains parts of Lots 1 through 5, and 32 through 34 of, "Kelly's Additions, Block 2."

Love Columbia has been awarded a \$600,000 interest-free loan from City American Rescue Plan Act (ARPA) funds to help address homelessness in Columbia by constructing transitional housing for families who are homeless or are at imminent risk of becoming homeless. The proposed replat would bring the subject parcel into compliance with the standards of the Unified Development Code and facilitate Love Columbia's plans to construct a small multi-family structure on the property.

A standard 10-foot utility easement is shown on each street frontage in compliance with the requirements of the UDC. Additional right-of-way (ROW) is required to be dedicated for both College Avenue and Ash Streets. The plat dedicates 18 feet of ROW for College Avenue at the southeast corner of the parcel. 5 additional feet of right-of-way are dedicated on the southern edge of the parcel for Ash Street. Sidewalks are already constructed on each frontage. A new 16-foot drainage easement is dedicated across the parcel on what is currently known as Lot 4 and a 16-foot utility easement is dedicated on Lot 5 to serve the resulting lot.

Per sec. 29-5.2(d)(4) of the UDC, a resubdivision/replat shall only be approved by the Council if the following criteria are met (staff analysis follows each criterion):

- (i) **The resubdivision would not eliminate restrictions on the existing plat upon which neighboring property owners or the city have relied, or, if restrictions are eliminated, the removal of such restrictions is in the best interest of the public.**



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No specific restrictions currently exist on the parcel and the proposed replat will facilitate the provision of transitional housing for Columbia residents who are facing potential homelessness.

- (ii) **Adequate utilities, storm drainage, water, sanitary sewer, electricity, and other infrastructure facilities are provided to meet the needs of the resubdivision, or, there will be no adverse effect on such infrastructure facilities caused by the resubdivision.**

The site is currently served with all necessary City utilities. City staff has reviewed the request and indicated no concerns about the proposed redevelopment of the parcel. The site is centrally-located and is anticipated to generate less demand for services than many neighboring properties with higher residential densities.

- (iii) **The replat would not be detrimental to other property in the neighborhood, or, if alleged to be detrimental, the public benefit outweighs the alleged detriment to the property in the neighborhood.**

Staff does not believe the replat to be detrimental to any neighboring properties and the proposed redevelopment will bolster a community service need.

The plat has been reviewed by both internal and external departments/agencies, complies with all requirements of the UDC. The plat is supported for approval by staff.

The final plat and locator maps are attached for reference.

Fiscal Impact

Short-Term Impact: No impacts anticipated in the next two fiscal years. \$600,000 in ARPA funding allocated for project as an interest-free loan, due only upon transfer of title.

Long-Term Impact: Public infrastructure maintenance associated with sanitary sewer as well as public safety and solid waste service provision to be offset by user fees.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Inclusive and Equitable Community, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Mobility, Connectivity, and Accessibility



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Legislative History

Date	Action
03/04/2024	Approved: Funding agreement with Love Columbia (Res. R52-24)

Suggested Council Action

Approve the proposed final plat of “Kelly’s Addition Plat 1-A.”