



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 20, 2024

Re: Final Plat – Providence Landing (Case #242-2023)

Executive Summary

Approval of this request would consolidate all of Lots 12 and 13, and part of Lots 14, 16, 17, 18, and 19 of McBaines Addition into a single 1.50-acre parcel of R-MF (Multiple-Family Dwelling) zoned land that is to be known as “*Providence Landing Plat 1*” in advance of its proposed redevelopment by Central Missouri Community Action (CMCA). Proposed redevelopment will consist of 7, 2-unit buildings (14 dwelling units) utilizing American Rescue Plan Act (ARPA) and HOME funding provided by the City of Columbia in efforts to create permanent supportive “affordable” housing.

Associated with this request is a proposed right of way vacation (Case # 2024) that involves approximately 2,707 square feet of an unimproved north-south alley bisecting the acreage. In connection with the alley vacation is a request to dedicate a new public utility easement for the purposes of securing rights to maintain an existing public sewer line within the vacated alley right of way as well as future public drainage improvements. The vacation request will appear under separate cover on the Council's May 20, 2024 agenda.

The subject acreage is within the block bounded by N. Providence Road, Dysart Street, N. Fourth Street, and Hickman Avenue and is commonly addressed as 604 N. Providence Road. The lots to be consolidated are presently vacant. The existing parcel in the southeast corner of the acreage was previously owned by the City of Columbia, but transferred by quit claim deed to CMCA on January 11, 2024.

Discussion

A Civil Group (agent), on behalf of Central Missouri Community Action (CMCA) (owner), seeks approval of a final plat to be known as “*Providence Landing Plat 1*”, classified as a replat of R-MF zoned property, that would consolidate all of Lots 12 and 13, and part of Lots 14, 16, 17, 18, and 19 of McBaines Addition into a single 1.50-acre development parcel. The existing unimproved north-south alley bisecting the property has been requested to be vacated a part of Case # 27-2024 and will appear on the Council's May 20 agenda as a separate business item. Associated with the vacation is the requested dedication of a new public utility easement for the purposes of securing rights to maintain an existing public sewer line within the vacated alley right of way as well as future public drainage improvements.

Given the requested consolidation plat is considered a replat/resubdivision of existing platted lots, the provisions of sec. 29-5.2(d)(4) of the UDC are applicable. Prior to approval of a replat/resubdivision, the Council must determine compliance with the three approval



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provisions contained within that section of the UDC. Staff's analysis of the approval criteria will be presented in greater detail below.

The subject lots were initially platted as a part of the 1898 final plat of McBaines Addition to the City of Columbia. In 1992 all the lots to be consolidated contained single-family detached dwellings. Between 1992 and 2022 the existing homes were demolished. By 2015 only one of the original homes on the acreage remained and by sometime between 2022-2023 all dwellings on the acreage had been removed. It would also appear between 1992 and 2023 the alley to be vacated was never improved.

Central Missouri Community Action (CMCA) seeks to consolidate the property at this time to use HOME and ARPA funding allocated to them by the City of Columbia to build seven, 2-unit buildings (14 dwelling units) to assist in establishing permanent, supportive, "affordable" housing. CMCA will retain ownership of the land and sell housing units to qualified buyers. The proposed location of the subject acreage is within the "Residential District" as shown on the Columbia Imagined future land use plan. Furthermore, the development of the proposed dwellings is consistent and permissible by the site's R-MF zoning. The location between downtown and the Business Loop 70 provides opportunities to offer housing that is within a walkable environment that is close to employment and other critical services.

The proposed final plat will result in the dedication of additional right of way along the site's N. Providence Road and Fourth Street frontages such that sufficient half-width right of way is established to meet the requirements of the Appendix A of the UDC. Additionally, the final plat dedicates standard 10-foot utility easements along all public street frontages. The plat further depicts and provides reference to the dedicated public utility easement over the former alley right of way for the purposes of securing access to the existing sanitary sewer line that would be retained and future public drainage structures that would be installed in connection with the site's redevelopment.

Given the desired redevelopment and the requested north-south alley vacation, the applicant contacted the property owner at 305 Hickman Avenue to address any potential concerns with the elimination of the public alley along their shared property line. The attached email correspondence documents their communication. It would appear that the owner of 305 Hickman is not opposed to the elimination of the alley or the development of the acreage owned by CMCA. It should be noted that the subject consolidated lot will not be eligible to obtain access from N. Providence Road given its roadway classification. The applicant intends on entering the future development site from Hickman Avenue via an expanded driveway approach where the existing one is located. No access to Fourth Street is proposed.

Given the subject property is both a corner and "through" lot, it has been determined for the purposes of establishing zoning setbacks that N. Providence Road will be considered the parcel's front yard and Fourth Street will be the rear yard. Based on preliminary site design and in accordance with the provisions sec. 29-4.6(c)(1) all future construction on the



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consolidated acreage will have entry-doors facing the public streets. Parking and access to future dwellings will be from the interior of the site.

As noted, given this proposed plat is considered a “replat/resubdivision” it is subject to the provision of section 29-5.2(d)(4) of the UDC. Below are the criteria that must be considered by Council prior to recommending approval of the plat.

(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.

Staff is unaware of any restrictions associated with this property that would be eliminated if the proposed consolidation is approved.

(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.

There are no known capacity-related issues associated with the public infrastructure serving the property and existing infrastructure (electric, sewer, and water) are capable of supporting future redevelopment. It should be noted that the subject site and surrounding neighborhood is subject to stormwater limitations. These limitations have been considered with the proposed redevelopment of the site and the proposed construction plans for the site's improvement have been reviewed for technical compliance with the city's stormwater as well as other infrastructure requirements. Following multiple reviews and revisions, the construction plans for the site's infrastructure systems have been found to be fully compliant with standards established by the City.

(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.

The subject parcels are presently considered “legal lots” and meet all dimensional requirements of the R-MF district for single or two-family dwelling unit construction. However, given the desire to ensure that access to the parcels is addressed in a safer manner than presently exists and in efforts to manage development impacts more efficiently, the proposed consolidation of the lots is viewed as a superior outcome versus redevelopment with the current lot configuration. The proposed consolidation has the potential to permit 6 additional dwelling units upon the 8 total lots that have historically been improved with single-family detached housing.

While this increase in intensity of use is sometimes viewed as a detriment to the surrounding neighborhood, no comments to that effect have been presented



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throughout the review process. The location of the proposed development along N. Providence Road makes the overall site less desirable as a traditional single-family; however, a more appealing location for increased density given the greater flexibility in dwelling unit placement a singular parcel of land versus multiple smaller ones.

Given the proposed development would consist of 2-unit buildings, not traditional R-MF multi-family development there will be no required screening or buffering between the adjacent uses; however, the applicant can self-impose enhanced landscaping and buffering if desired. Should the proposed development of 2-unit buildings be converted to traditional multi-family construction, the neighborhood protection standards of sec. 29-4.7 of the UDC would be activated since surrounding development consists of single-family construction.

This subject lots are located within an area designated "Neighborhood District" as shown on the Columbia Imagined future land use plan. This district is specifically allocated for a diverse range of residential activities and a limited number of non-residential activities catering to the neighborhood's needs. It should be noted that over the last 5-7 years this acreage has been considered for non-residential uses given its highly visible location. Improvement of site with 2-unit residential buildings is seen as more compatible with the surrounding neighborhood context to the east of N. Providence that what would be permissible on the site within the current R-MF zoning.

Finally, the proposed development of site with 7, 2-unit buildings offers the opportunity to integrate a housing typology into the community in a location that is within walking distance of employment and may other community services. This integration of housing is supported by the comprehensive plan's "livable and sustainable neighborhoods" goals and objectives. Finally, approval of the consolidation plat would allow for CMCA to activate its use of HOME and ARPA funds specific allocated to them of construction of long-term "affordable" housing. The production of such housing is viewed as a high city priority given the current lack of such housing for community residents.

Based upon the analysis and findings associated with the above criteria, staff believes the proposed consolidation plat does not result in the elimination of restrictions relied upon by surrounding development, has sufficient infrastructure available to support the proposed redevelopment on the single lot, and will not be detrimental to the neighborhood if redeveloped as a single lot. The plat has been reviewed by both internal staff and external agencies and found to meet the requirements of the UDC. The plat is supported for approval.

Locator maps, the final plat, and email correspondence are attached for review.



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Fiscal Impact

Short-Term Impact: None anticipated. Any future expansion or relocation of utilities to serve the development would be addressed and borne by the applicant.

Long-Term Impact: Limited. Possible impacts could include increased public infrastructure maintenance expenses for roads, sewers, and water, as well as enhanced public safety and solid waste service provision. The site's future improvements are supported by existing infrastructure services. 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: Reliable and Sustainable Infrastructure, Secondary Impact: Resilient Economy, Tertiary Impact: Not Applicable

[Comprehensive Plan Impacts:](#)

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Infrastructure

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the requested final plat to be known as "*Providence Landing Plat 1*".