



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 3, 2022

Re: Nowell's Addition, Plat No. 3 – Replat (Case # 228-2022)

Executive Summary

Approval will result in the creation of a 1-lot final plat to be known as *Nowell's Addition, Plat No. 3*.

Discussion

A request by Crockett Engineering (agent), on behalf of Enrich Construction & Remodeling, Inc. (owner), seeking approval of a one-lot replat. The proposed replat would consolidate one lot and part of another lot into a single "legal lot" containing 0.47-acres. The subject site is zoned R-MF (Multi-family Dwelling) and is located northeast of the intersection of Washington Avenue and Hickman Avenue.

The request for a replat of this property was previously heard on the June 21, 2022 Council Agenda as B169-2022 and was defeated, citing negative consequences to public health and safety as it relates to storm water impacts. The applicant has resubmitted the replat request with proposed storm water improvements as discussed below.

The subject site is comprised of Lot 1 and the west half of Lot 2 of Nowell's Addition, Plat No. 1 which was recorded in 1892. The proposed plat will consolidate the two lots into a single parcel prior to redevelopment with a new residential structure. The site was previously improved with two single-family structures which have been demolished. The plat action would bestow legal lot status to the property, remove the interior lot line, and dedicate required easements and right-of-way.

The site drains to a critical downstream location and is located within the FP-O (Floodplain Overlay) zoning district. A floodplain development permit for any new building within the FP-O.

Because the site is proposed for redevelopment not greater than one acre, Chapter 12A of the city code does not require on-site storm water management. The applicant nevertheless proposes to provide on-site storm water detention in response to Council's storm water and flooding concerns. The detention system is illustrated on the attached exhibit which can be made an exhibit to the ordinance approving the plat. As noted on the plat, "any development of this lot will be required to install detention infrastructure to provide detention of post-development flows to that of the predevelopment condition, in accordance with the City's Stormwater Management and Water Quality Manual."



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The proposed lot has direct access onto both Washington Avenue and Hickman Avenue. Approximately three feet of right-of-way is being dedicated on Hickman Avenue in addition to a 20' lot corner radius truncation where Hickman and Washington Avenues intersect. Sidewalks are existing. No other public utility extensions are required at this time.

Section 29-5.2(d) of the Unified Development Code establishes criteria for the approval of replats:

Criteria for approval. A resubdivision of land shall only be approved by the council if the council determines that:

- (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;*
- (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; and*
- (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 proposed replat will not (1) eliminate known restrictions relating to the property upon which the City or neighbors have relied, or (2) overwhelm the existing site infrastructure (electric, sewer, or water) necessary to support its proposed redevelopment. With respect to storm water infrastructure in criterion (2) and detrimental impacts referred to in criterion (3) of Section 29-5.2(d), the addition of storm water detention into the lot's redevelopment may be considered mitigation of detrimental storm water impacts that the consolidation of the lots and its subsequent redevelopment with a larger single structure presented to the adjoining neighborhood.

The final plat has been found to meet all the standards of the UDC regulations and is recommended for approval.

Locator maps, final plat, and detention exhibit are attached for review.

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: Possible impacts could be 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.



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Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Economic Development, Tertiary Impact: Not Applicable

Legislative History

Date	Action
6/21/22	Defeated – Final Plat of “Nowell’s Addition, Plat No. 2” (B169-22)

Suggested Council Action

Approve the final plat of *Nowell's Addition, Plat No. 3*.