AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
May 4, 2017

SUMMARY

A request by TREKK Design Group (agent) on behalf of Columbia Housing Authority (owner) for approval of a one-lot final plat, constituting a resubdivision of existing lots, to be known as "Bryant Walkway Apartments II - East". The 0.42-acre R-MF (Multiple-Family Dwelling District) zoned property is located at the northeast corner of Park Avenue and Trinity Place. (**Case #17-105**)

DISCUSSION

The applicant is seeking approval of a final plat for property that is currently subdivided as Lot 20, 21 and part of Lot 22 of Crouch's Addition to the Town of Columbia, approved in 1871, and portions of the vacated Allen Street. The plat would combine the above mentioned property into one lot. The applicant is seeking to create a single lot for financing purposes. Additional right of way is being dedicated for corner radii, and all required easements are being granted.

While not directly affecting the platting request, it is worth noting that the plat will include a legal, nonconforming structure. The existing building is built over existing lot lines. This condition will be eliminated between Lots 20 and 21 and Lots 21 and 22; however, it will remain between Lots 19 and 20. However, as the platting action is not creating new lot lines that would be built across, the plat may be approved, and the existing building will remain a nonconforming structure.

Staff has reviewed the request and determined it meets the approval criteria for a resubdivision aside from minor technical correction. A resubdivision of land per Section 29-5.2 (d.4) of the UDC shall only be approved by the Council if the Council determines that:

1) 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;
2) 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
3) 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.

RECOMMENDATION

Approval of the final plat for "Bryant Walkway Apartments II - East".

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Final plat
- PREVIOUSLY APPROVED - Crouch's Addition to the Town of Columbia

SITE CHARACTERISTICS

Area (acres)	0.42
Topography	Flat
Vegetation/Landscaping	Developed - turf, landscaping
Watershed/Drainage	Flat Branch
Existing structures	One multi-family structure

HISTORY

Annexation date	1826
Zoning District	R-MF
Land Use Plan designation	Neighborhood District
Previous Subdivision/Legal Lot Status	Lot 20, 21 and part of Lot 22 of Crouch's Addition to the Town of Columbia; vacated right of way

UTILITIES & SERVICES

All utilities and services provided by the City of Columbia

ACCESS

Park Avenue	
Location	South side of site
Major Roadway Plan	NA (improved & City-maintained). 66-foot ROW, no additional required.
CIP projects	None
Sidewalk	Sidewalks existing.

Trinity Place	
Location	West side of site
Major Roadway Plan	NA (improved & City-maintained). 50-foot ROW, no additional required.
CIP projects	None
Sidewalk	Sidewalks existing.

PARKS & RECREATION

Neighborhood Parks	Within the Douglass Park service area
Trails Plan	None adjacent to site
Bicycle/Pedestrian Plan	No facilities in the area

Report prepared by Clint Smith Approved by Patrick Zenner