**AGENDA REPORT**

**PLANNING AND ZONING COMMISSION MEETING**

**January 5, 2017**

**SUMMARY**

A request by Brush and Associates (agent) on behalf of their client, Niedermeyer LC (owner) for approval of a 1-lot final-minor plat to be known as “Mikel Subdivision, Plat 3”. The 0.89 acre plat combines parcels addressed as 703, 707 and 709 Sexton Road, and 602 Jackson Street into a single lot for future redevelopment. **(Case 17-27)**

**DISCUSSION**

The applicant is proposing the combination of their four lots, located at 703, 707 and 709 Sexton Road, and 602 Jackson Street in order to prepare the parcel for construction of a multi-family structure. The lots fronting Sexton Road are zoned R-3 (Medium-Density Multi-Family Dwelling District), and the lot fronting Jackson Street is zoned R-2 (Two-Family Dwelling District). Each lot is improved with a single-family home, except for 705 Sexton Road, which is vacant.

Per Section 29-26(b) of the Subdivision Regulations, the plat shows the establishment of median setbacks for the Sexton and Jackson frontages. The setback on Sexton is 27.5-feet and the setback on Jackson is 28.8-feet. These setbacks create instances of legal-nonconformance for the structures at 709 Sexton and 602 Jackson. The structures can remain; however, upon demolition (which is planned) the lot will be required to maintain the setbacks as noted on the plat.

The plat will result in the creation of a double frontage lot that is split zoned R-3 and R-2. Creation of split zoned parcels is not prohibited; however, it is discouraged as it can create unnecessary challenges in building permitting. No redevelopment site plan has been submitted at this time. Given the configuration of the consolidated lot, it is possible that the Jackson Street lot may be used as an access and potentially for parking to support the planned multi-family structure on the remaining area of the lot.

A multi-family building cannot be built on the Jackson Street lot due to its zoning. However, the proposed combination of the lots would allow the required parking associated with the multi-family building to be located on this lot, subject to rezoning to R-3. Section 29-27(a) states that a more restrictive parcel cannot be used for an accessory use, which parking and access would be considered. If the Jackson Street lot is improved with a parking lot it would be required to be screened from the adjoining R-2 lots in accordance with the provisions of the Zoning Ordinance.

Necessary rights-of-way upgrades and required utility easement dedications are provided on the plat, and the proposal meets all applicable City Zoning and Subdivision standards. The plat is supported by staff for approval.

**RECOMMENDATION**

Approval of the final-minor plat for “Mikel’s Subdivision – Plat 3”

**SUPPORTING DOCUMENTS**

Attachments

* Locator Maps
* Final Plat – Mikel’s Subdivision – Plat 3

**HISTORY**

|  |  |
| --- | --- |
| **Annexation date** | 1905 |
| **Zoning District** | R-3 (Medium Density Multi-Family Dwelling District) & R-2 (Two-family Dwelling District) |
| **Land Use Plan designation** | Residential District |
| **Previous Subdivision/Legal Lot Status** | Parts of lots 83 & 85-88 of Garth’s Addition to Columbia (1906)  Lots 25-27 & 55 of Mikel’s Subdivision (1909) |

**SITE CHARACTERISTICS**

|  |  |
| --- | --- |
| **Area (acres)** | 0.89 acres |
| **Topography** | Generally flat |
| **Vegetation/Landscaping** | Generally turf with some trees |
| **Watershed/Drainage** | Perche Creek |
| **Existing structures** | 3 existing single-family residences |

**UTILITIES & SERVICES**

All services provided by the City of Columbia

**ACCESS**

|  |  |
| --- | --- |
| **Sexton Road** | |
| **Location** | Along western edge of parcel |
| **Major Roadway Plan** | N/A (improved & City-maintained) with 50 ft existing ROW |
| **CIP projects** | N/A |
| **Sidewalk** | Sidewalks required |

|  |  |
| --- | --- |
| **Jackson Street** | |
| **Location** | Along eastern edge of property |
| **Major Roadway Plan** | N/A (improved & City-maintained) with 50 ft existing ROW |
| **CIP projects** | N/A |
| **Sidewalk** | Sidewalks required |

|  |  |
| --- | --- |
| **Mikel Street** | |
| **Location** | Along southern edge of property |
| **Major Roadway Plan** | N/A (improved & City-maintained) with 50 ft existing ROW |
| **CIP projects** | N/A |
| **Sidewalk** | Sidewalks required |

**PARKS & RECREATION**

|  |  |
| --- | --- |
| **Neighborhood Parks** | Approximately ¼ mile north of Worley Street Park |
| **Trails Plan** | N/A |
| **Bicycle/Pedestrian Plan** | N/A |

Report prepared by Russell Palmer Approved by Patrick Zenner