**AGENDA REPORT**

**PLANNING AND ZONING COMMISSION MEETING**

**February 22, 2018**

**SUMMARY**

A request by A Civil Group (agent) on behalf of Delta Tau Delta Association of Columbia, Missouri (owners), for approval of a replat of La Grange Place to be known as La Grange Place Plat 4, and a design adjustment to reduce the amount of right-of-way dedicated with the plat. The replat combines Lots 3 and 4 of La Grange Place into a single lot. The .58 acre site is zoned R-MF (Multiple-Family Dwelling) and is located at 506 Rollins Street. **(Case #18-41)**

**DISCUSSION**

The applicant is seeking approval to replat two existing lots into a single lot to allow for redevelopment of the property. La Grange Place was platted in 1910. The current fraternity house is built over the lot line between Lots 3 and 4 of La Grange Place which is no longer permitted by the UDC. The Delta Tau Delta Association was granted several variances by the Board of Adjustment on January 9, 2018 to accommodate their planned new structure.

The applicant is also requesting a design adjustment to reduce the amount of right-of-way (ROW) that must be dedicated with the plat. Rollins Street is identified as a major collector on the CATSO Major Roadway Plan that requires a total right-of-way width of 66 feet (33 foot half-width). The present roadway right-of-way corridor is 40 feet (20 foot half-width) and requires an additional 13 feet of dedication from the applicant from the centerline of the roadway./half-width. The applicant is proposing dedicating of an additional five feet rather than the 13 feet required.

**Design Adjustment**

The applicant is requesting a design adjustment from Section 29-5.1(c)(4)(ii), which requires the dedication of additional right-of-way to ensure that substandard streets contain required half-width to meet the City’s street standards. The applicant is required to provide 13-feet of additional width to meet the regulatory standards; however, is proposing to dedicate 5-feet of additional width. Such additional width would result in a 25-foot half-width for Rollins Street which is 8-feet less than required by the UDC regulations. The applicant has provided information supporting the requested design adjustment, which is attached. It should be noted that the applicant’s design adjustment letter included a second request which has been withdrawn.

The Commission may recommend approval of a design adjustment if it determines that the following criteria have been met.

1. **The design adjustment is consistent with the City’s adopted comprehensive plan and with any policy guidance issued to the Department by Council;**
2. **The design adjustment will not create significant adverse impacts on any lands abutting the proposed plat, or to the owners or occupants of those lands;**
3. **The design adjustment will not make it significantly more difficult or dangerous for automobiles, bicycles, or pedestrians to circulate in and through the development than if the Subdivision Standards of Section 29-5.1 were met;**
4. **The design adjustment is being requested to address a unique feature of the site or to achieve a unique design character, and will not have the effect of decreasing or eliminating installation of improvements or site features required of other similarly situated developments; and**
5. **The design adjustment will not create adverse impacts on public health and safety.**

The City’s Public Works staff has evaluated the design adjustment, as presented by the applicant, and does not find issue with the request. There are no future plans to improve or expand Rollins Street beyond its existing footprint. The dedication of an additional five (5) feet of right-of-way will bring the current 40-foot wide street into closer compliance with the minimum standard. A ten foot utility easement is also being dedicated along Rollins Street in addition to the right-of-way.

After considering the Public Works evaluation of the requested design adjustment and the submitted information by the applicant, staff supports its approval. While the request does not address a unique feature, it would not be detrimental to public safety or injurious to other properties, and is not inconsistent with the Comprehensive Plan. Furthermore, given recent roadway network changes to the west, limited likelihood of additional redevelopment to the east, and no long-range plan for expansion of Rollins to a major collector dedication of the full half-width may yield limited added value to the City. A separate action to revise the roadway classification shown on the CATSO plan for Rollins may be warranted.

The proposed replat has been reviewed by staff and found to comply with the provisions of the UDC with the exception of the requested a design adjustment. Staff supports approval of the replat and the design adjustment.

**RECOMMENDATION**

Approve the final plat and the requested design adjustment, subject to addressing minor technical revisions prior to forwarding the request for Council consideration.

**SUPPORTING DOCUMENTS (ATTACHED)**

* Locator maps
* Final Plat
* Design Adjustment request

**SITE CHARACTERISTICS**

|  |  |
| --- | --- |
| **Area (acres)** | .58 acres |
| **Topography** | Generally flat |
| **Vegetation/Landscaping** | Generally turf |
| **Watershed/Drainage** | Flat Branch |
| **Existing structures** | Existing fraternity house  |

**HISTORY**

|  |  |
| --- | --- |
| **Annexation date** | 1906 |
| **Zoning District** | R-MF (Multiple-Family Dwelling)  |
| **Land Use Plan designation** | Residential District  |
| **Previous Subdivision/Legal Lot Status** | Lots 3 & 4 of La Grange Place |

**UTILITIES & SERVICES**

All services provided by the City of Columbia.

**ACCESS**

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| **Rollins Street** |
| **Location** | South side of site |
| **Major Roadway Plan** | Major Collector 66-foot ROW (33-foot half-width) required; 5-feet additional ROW dedicated (eight feet short) design adjustment requested. |
| **CIP projects** | N/A |
| **Sidewalk** | Sidewalks required.  |

**PARKS & RECREATION**

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| --- | --- |
| **Neighborhood Parks** | Grasslands Park— approximately ¼ mile west |
| **Trails Plan** | NA |
| **Bicycle/Pedestrian Plan** | NA |

**PUBLIC NOTIFICATION**

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of a public information meeting, which was held on January 30, 2018.

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| **Public information meeting recap** | Number of attendees: 1 (applicant) Comments/concerns: No comments  |
| **Notified neighborhood association(s)** | Grasslands Neighborhood Association |
| **Correspondence received** | None to date. |

Report prepared by Rachel Bacon Approved by Patrick Zenner