



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 5, 2017

Re: Bryant Walkway Apartments II – North – Replat (Case #17-106)

Executive Summary

Approval will result in the replatting of one existing lot into three lots.

Discussion

TREKK Design Group, agent on behalf of Columbia Housing Authority, is seeking approval of a three-lot final plat of R-MF (Multiple-Family Dwelling District) zoned property, constituting a replat of an existing lot, to be known as "Bryant Walkway Apartments II - North". The 3.07-acre subject site is located at the northwest corner of Trinity Place and Allen Street.

Staff reviewed the proposed replat and finds that it meets the platting requirements of the UDC, and there are no clear detrimental impacts to the neighboring properties or the City.

At its May 4, 2017 meeting, the Planning and Zoning Commission considered this request. Staff presented its report and a representative for the applicant gave an overview of the request. The Commission questioned the purpose behind the replat request, and staff stated that per the applicant, the purpose was for financing reasons.

Following limited discussion, the Planning and Zoning Commission voted (8-0) to recommend approval of the replat.

A copy of the Planning Commission staff report, locator maps, final plat, previously approved Douglass School Area Re-plat No. 3, and meeting excerpts are attached.

Fiscal Impact

Short-Term Impact: Impact is limited as the site is currently developed.

Long-Term Impact: Impact is limited as the site is currently developed.



Vision & Strategic Plan Impact

Vision Impacts:

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

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
11/13/1962	Approved final plat of Douglass School Area Re-plat No. 3.

Suggested Council Action

Approval of the replat for "Bryant Walkway Apartments II – North".