



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 16, 2018

Re: Auburn Hills Plat 16 – Final Plat (Case #18-82)

Executive Summary

Approval will result in the creation of a one-lot final replat to be known as “Auburn Hills Plat 16.”

Discussion

McClure Engineering Company (agent), on behalf of the City of Columbia (owner), is seeking approval of a one-lot, 8.54-acre final replat to be known as “Auburn Hills Plat 16”. The proposed replat will consolidate four previously-platted lots into a single lot to allow for development of the site as the North Columbia Police Station. The subject property is zoned PD (Planned Development) and FP-O (Flood Plain- Overlay) and is located approximately 300 feet east of Rangeline Street and south of International Drive. The Police Station is a permitted use per the UDC within the PD district.

The property was purchased by the City in February of 2016, and a PD Plan for the site was approved by the City Council on May 21, 2018 (Case #18-81). The approved PD plan shows 27,500 square feet of total proposed building improvements distributed between two buildings. 24,000 square feet have been allocated to a two-story police station and 3,500 square feet to an accessory storage building. Development of the site, including building height, parking, landscaping and signage shall comply with the provisions of the PD Plan and Article 4 of the UDC, as applicable.

Easements for the extension of the Cow Branch Trail are shown on the plat, in addition to sewer, drainage, and utility easements. The City's Utilities Department is coordinating with the consultants to design of the water main extension to the site. The Fire Department has reviewed the two driveways off International Drive and will review construction plans to ensure the turning radius into the rear parking lot allows sufficient radii for emergency ingress/egress.

Approximately 13 parking stalls (out of 140 total parking spots) on the southeastern portion of the site will fall within the FP-O district. As such, a Floodplain Development Permit will be required prior to land disturbance. International Drive will allow for overflow on-street parking should community events or needs occur. The site is in the North Strategic Neighborhood Area designated for targeted investment under the 2015-2018 City of Columbia Strategic Plan, and the station is anticipated to provide community-oriented space.

The replat was reviewed by staff and found to be compliant with the requirements of the UDC; as such, staff recommends approval of “Auburn Hills Plat 16.”



Locator maps and a copy of Auburn Hills Plat 16 are attached.

Fiscal Impact

Short-Term Impact: Limited short-term impact. All infrastructure extension will be at developer's expense.

Long-Term Impact: Long-term impact would include infrastructure maintenance and public safety services. Such increased costs may be offset by increased property taxes and user fees.

Strategic & Comprehensive Plan Impact

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
May 21, 2018	Approved Auburn Hills Plat 16 PD Plan (Ord. 23538)
February 1, 2016	Approved purchase of the site (Ord. 22725)
January 3, 2005	Approved Auburn Hills Plat 10 Final Plat (Ord. 18366)
May 3, 2004	Approved Preliminary Plat of Auburn Hills C-P (Res. 80-04)
September 4, 2001	Approved C-P rezoning (Ord. 017005)

Suggested Council Action

Approve the proposed "Auburn Hills Plat 16."